

NOTICE OF FORECLOSURE SALEFILED
at 10:59 o'clock A M

SEP 10 2024

Nancy E. Rister

County Clerk, Williamson Co., TX

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

BEING 10.458 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF THE WILLIAM BYERLEY SURVEY, ABSTRACT 60 IN WILLIAMSON COUNTY, TEXAS, ALSO BEING A PORTION OF BLOCKS 4 & 5, ROBBINS PASTURE AS RECORDED BY PLAT IN VOLUME 77, PAGE 617 DEED RECORDS, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 139.564 ACRE TRACT OF LAND CONVEYED TO COUPLAND RANCHETTES, LLC BY DEED RECORDED IN DOCUMENT #2017078680 OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 10.458 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN AUGUST & SEPTEMBER, 2017 ON ATTACHED EXHIBIT "A".

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, October 1, 2024

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed no later than 4:00 p.m.

Place: The area of the Williamson County Justice Center in Georgetown, Texas, designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid

credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the beneficiary has the right to direct the trustee or substitute trustee to sell the property in one or more parcels and/or sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and condition of the property.

Pursuant to the Texas Property Code, the trustee or substitute trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the sale.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.) and state law, including section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on

active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

4. Type of Sale. The sale is a nonjudicial Deed of Trust lien foreclosure sale being conducted pursuant to the power of sale granted by that one certain Deed of Trust executed by Paulino Ponce Jr., dated February 28, 2018 and recorded in Document Number 2018017727 of the Official Public Records of Williamson County, Texas.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described in the original principal amount of \$87,920.00 executed by Paulino Ponce Jr. payable to the order of First State Bank Central Texas (collectively the "Obligation"). Cadence Bank is the current owner and holder of the Obligation and is the beneficiary under the Deed of Trust.

6. Default and Request To Act. Default has occurred under the Deed of Trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: September 9, 2024.



Blake Rasner
Substitute Trustee
Haley & Olson, P.C.
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Waco, Texas 76712
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Facsimile: (254) 776-6823
Email: brasner@haleyolson.com

EXHIBIT A

Being 10.458 acres of land lying in and being situated out of the William Byerley Survey, Abstract 60 in Williamson County, Texas, also being a portion of Blocks 4 & 5, Robbins Pasture as recorded by Plat in Volume 77, Page 617 Deed Records, Williamson County, Texas and being a portion of that certain 139.564 acre tract of land conveyed to Coupland Ranchettes, LLC by Deed Recorded in Document No. 2017078680, Official Public Records of Williamson County, Texas; said 10.458 acre tract being more particularly described as follows and as surveyed under the supervision of James E. Garon & Associates in August & September, 2017:

BEGINNING at a 1/2 inch iron rod with cap stamped "JE Garon RPLS4303" set on the Northerly right-of-way (80 feet) line of FM 1466 for the Southeasterly corner hereof from which a 1/2 inch iron rod with cap stamped "JE Garon RPLS4303" set for the Southeasterly corner of said Coupland Ranchettes, LLC 139.564 acre tract and the Southwesterly corner of that certain 150 acre tract of land conveyed to Laverne Heine Eulenfeld by deed recorded in Volume 523, Page 343 of said Official Records bears North 68 degrees 35 minutes 41 seconds East a distance of 814.28 feet along said right-of-way line;

THENCE South 68 degrees 35 minutes 41 seconds West a distance of 30.00 feet along said right-of-way line to a 1/2 inch iron rod with cap stamped "JE Garon RPLS4303" set for the Southwesterly corner hereof;

THENCE crossing said Coupland Ranchettes, LLC 139.564 acre tract the following Six (6) calls:

1. North 20 degrees 44 minutes 43 seconds West a distance of 2278.40 feet to a 1/2 inch iron rod with cap stamped "JE Garon RPLS4303" set for the Northwesterly corner hereof;
2. North 75 degrees 09 minutes 54 seconds East a distance of 400.81 feet to a 1/2 inch iron rod with cap stamped "JE Garon RPLS4303" set for the Northeasterly corner hereof;
3. South 18 degrees 48 minutes 14 seconds East a distance of 624.34 feet to a 1/2 inch iron rod with cap stamped "JE Garon RPLS4303" set for angle point;
4. South 23 degrees 44 minutes 28 seconds East a distance of 435.52 feet to a 1/2 inch iron rod with cap stamped "JE Garon RPLS4303" set for the Easterly, Southeasterly corner hereof;
5. South 68 degrees 41 minutes 44 seconds West a distance of 370.30 feet to a 1/2 inch iron rod with cap stamped "JE Garon RPLS4303" set for an ell corner hereof;
6. South 20 degrees 44 minutes 43 seconds East a distance of 1174.26 feet to the POINT OF BEGINNING, containing 10.458 acres of land, more or less and as shown on Map of Survey prepared herewith.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof