

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Notice of Trustee's Sale

Date: March 11, 2024

Substitute Trustee: James A. Reed

Substitute Trustee's Address: 4131 Spicewood Springs Road, Bldg. G-2
Austin, Texas 78759
(512) 580-5010

Mortgagee: Reynaldo Camacho

Filed this 11 day of March 2024
11:31 AM

Note:

Date: January 25, 2019

Original principal amount: \$200,000.00

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Sandra Guerra Deputy
Sandra Guerra

Borrower: Hildegardo Acosta and Ma Esther Rios

Lender: Reynaldo Camacho

Deed of Trust:

Date: January 25, 2019

Grantor: Hildegardo Acosta and Ma Esther Rios

Lender: Reynaldo Camacho

Recording information: Document No. 2019-000560, Official Public Records of Caldwell County, Texas.

Property: Being a 6.020 acre tract of land, more or less, out of the GEORGE W. JAMES SURVEY, A156, in Caldwell County, Texas, and being all of a tract of land called 6.020 acre and conveyed to Salvador and Concepcion Alvarado by deed recorded in Volume 309, Page 974 of the Official Public Records of Caldwell County, Texas; said 6.020 acres being more particularly described by metes and bounds on Exhibit "A" attached hereto.

County: Caldwell County, Texas

Date of Sale (first Tuesday of month): April 2, 2024

Time of Sale: 10:00 a.m.

Place of Sale: Outside the main entrance of the new Caldwell County Justice Center, located at 1703 S. Colorado Street, Lockhart, Texas 78644 or, if the preceding area is no longer the designated area, at the area most recently designated by the Caldwell County Commissioner's Court for holding foreclosure sales in Caldwell County, Texas.

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 IMMEDIATELY.

I, James A. Reed, am the Trustee as set forth in the above referenced Deed of Trust. Borrower has defaulted under the terms of the Note and the Deed of Trust. Mortgagee has instructed me, as Trustee under the Deed of Trust, to offer the Property for sale toward the satisfaction of the Note.

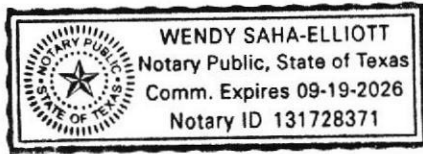
Notice is given that on the Date of Sale, I, as Trustee under the Deed of Trust, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, subject to all prior liens, and "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR ANY PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in Section §51.016 of the Texas Property Code.



James A. Reed

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on March 11, 2024, by James A. Reed.



Wendy S. Elliott
Notary Public, State of Texas
My commission expires: 9/19/26

AFTER RECORDING, RETURN TO:

Babb, Reed & Leak, PLLC
4131 Spicewood Springs Road, Bldg. G-2
Austin, Texas 78759
(512) 580-5010

EXHIBIT "A"

FIELD NOTE DESCRIPTION FOR A 6.022 ACRE TRACT OF LAND:

BEING A TRACT OR PARCEL OF LAND SITUATED IN CALDWELL COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THE G. W. JAMES SURVEY, ABSTRACT NO. 156, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS "Tract I", CONVEYED TO REYNALDO CAMACHO FROM JPMORGAN CHASE BANK, DATED JUNE 01, 2018, RECORDED IN DOCUMENT NO. 2018-003205, OFFICIAL PUBLIC RECORD OF CALDWELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found in the south right of way line of Taylorsville Road as known as County Road 158, for the northerly most Northeast corner of that certain tract of land described as "Tract II", conveyed to Reynaldo Camacho from JPMorgan Chase Bank, dated June 01, 2018, recorded in Document No. 2018-003205, Official Public Records of Caldwell County, Texas, for the Northwest corner of said "Tract I", and for the Northwest corner and POINT OF BEGINNING of the herein described tract,

THENCE with the south right of way line of said Taylorsville Road and the north line of said "Tract I", South $62^{\circ}22'07''$ East, a distance of 310.73 feet to an iron rod found, for the Northwest corner of that certain tract of land conveyed to Aaron J. Dancer and wife, Brenda L. Dancer from 626 Joint Venture, dated May 24, 2000, recorded in Volume 238, Page 871, Official Public Records of Caldwell County, Texas, for the Northeast corner of said "Tract I", and for the Northeast corner of this tract,

THENCE with the west line of the said Dancer tract and the east line of said "Tract I", South $28^{\circ}23'00''$ West, a distance of 844.37 feet to an iron rod found in the southerly most north line of said "Tract II", for the Southwest corner of the said Dancer tract, for the Southeast corner of said "Tract I", and for the Southeast corner of this tract,

THENCE with the southerly most north line of said "Tract II" and the south line of said "Tract I", North $62^{\circ}17'06''$ West, a distance of 310.78 feet to an iron rod found, for an interior corner of said "Tract II", for the Southwest corner of said "Tract I", and for the Southwest corner of this tract,

THENCE with the westerly most east line of said "Tract II" and the west line of said "Tract I", North $28^{\circ}23'14''$ East, a distance of 843.92 feet to the POINT OF BEGINNING, containing 6.022 acres of land, more or less.