

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: January 27, 2020
Note:

Date: March 20, 2011
Maker: Courtney Carter Jr. and wife Shamaro Carter
Payee: Rockin J Ranch, Ltd., a Texas Limited Partnership
Original Principal Amount: \$29,610.00

Deed of Trust:

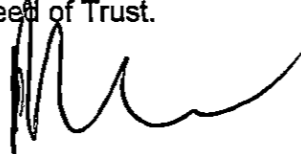
Date: March 20, 2011
Grantor: Courtney Carter Jr. and wife Shamaro Carter
Beneficiary: Rockin J Ranch, Ltd., a Texas Limited Partnership
Trustee: Jason Merz
Substitute Trustee: Michele Barnes
Recorded under: Document #111361, of the Official Public Records of Real Property of Blanco County, Texas.

Property:

All that certain tract or parcel of land lying and being situated in Blanco County, Texas, being known and designated as Lot 1583, Rockin J Ranch, Phase 6, according to map or plat recorded in Volume 3, Page(s) 72-77, Blanco County, Texas, Map and Plat Records.

Date and Place of Sale of Property:

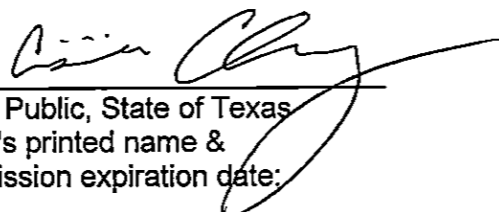
~~March 3, 2020~~ same being the first Tuesday in said month, at a time no earlier than 10:00 a.m. and not later than four (4) hours after such time, I, Michele Barnes, Substitute Trustee, will accordingly, after having complied with the terms of sale set forth in the Deed of Trust and the Laws of the State of Texas, sell the Mortgaged Property at public auction to the highest bidder or bidders for cash at the south entrance of the Blanco County Courthouse as designated by the Commissioner's Court of Blanco County, Texas. Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Beneficiary, the holder of the Note, has requested Substitute Trustee to sell the Property. Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Michele Barnes, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or certified funds in accordance with the Deed of Trust, and the proceeds of such sale will be applied to the balance owing on the Note and other indebtedness secured by the Deed of Trust.



Michele Barnes
Substitute Trustee

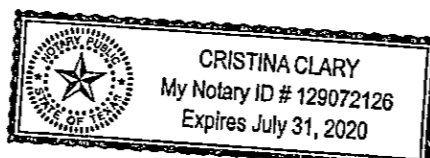
THE STATE OF TEXAS)
)
COUNTY OF COMAL)

This instrument was acknowledged before me on the 27th day of January, 2020 by Michele Barnes, Substitute Trustee.


Notary Public, State of Texas
Notary's printed name &
Commission expiration date:

Filed this 07 day of Feb 2020
12:36 PM

LAURA WALLA
County Clerk, Blanco County, Texas
By Shelli K. Maly Deputy



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: January 27, 2020
Note:

Date: February 23, 2014
Maker: Eddie J. Miles III, a single person
Payee: Rockin J Ranch, Ltd., a Texas Limited Partnership
Original Principal Amount: \$24,210.00

Deed of Trust:

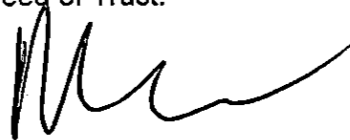
Date: February 23, 2014
Grantor: Eddie J. Miles III, a single person
Beneficiary: Rockin J Ranch, Ltd., a Texas Limited Partnership
Trustee: Jason Merz
Substitute Trustee: Michele Barnes
Recorded under: Document #141192, of the Official Public Records of Real Property of Blanco County, Texas.

Property:

All that certain tract or parcel of land lying and being situated in Blanco County, Texas, being known and designated as Lot 1328, Rockin J Ranch, Phase 4, according to map or plat recorded in Volume 3, Page(s) 17-26, Blanco County, Texas, Map and Plat Records.

Date and Place of Sale of Property:

~~March 3, 2020~~ same being the first Tuesday in said month, at a time no earlier than 10:00 a.m. and not later than four (4) hours after such time, I, Michele Barnes, Substitute Trustee, will accordingly, after having complied with the terms of sale set forth in the Deed of Trust and the Laws of the State of Texas, sell the Mortgaged Property at public auction to the highest bidder or bidders for cash at the south entrance of the Blanco County Courthouse as designated by the Commissioner's Court of Blanco County, Texas. Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Beneficiary, the holder of the Note, has requested Substitute Trustee to sell the Property. Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Michele Barnes, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or certified funds in accordance with the Deed of Trust, and the proceeds of such sale will be applied to the balance owing on the Note and other indebtedness secured by the Deed of Trust.



Michele Barnes
Substitute Trustee

THE STATE OF TEXAS)
)
COUNTY OF COMAL)

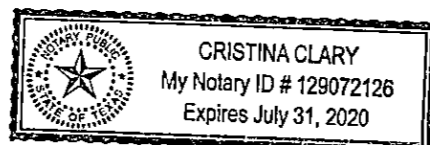
This instrument was acknowledged before me on the 27th day of January, 2020 by Michele Barnes, Substitute Trustee.



Notary Public, State of Texas
Notary's printed name &
Commission expiration date:

Filed this 07 day of Feb 2020
12:38 P.M.

LAURA WALLA
County Clerk, Blanco County, Texas
By Shelli K. Maly Deputy



NOTICE OF TRUSTEE'S SALE

Date: January 27, 2020
Note:

Date: August 16, 2017
Maker: Jaime Vela and Consuelo Barrera Vela
Payee: Rockin J Ranch, Ltd., a Texas Limited Partnership
Original Principal Amount: \$73,800.00

Deed of Trust:

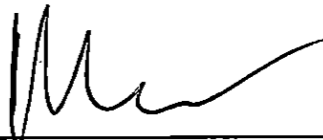
Date: August 16, 2017
Grantor: Jaime Vela and Consuelo Barrera Vela
Beneficiary: Rockin J Ranch, Ltd., a Texas Limited Partnership
Trustee: Michele Barnes
Recorded under: Document #172561, of the Official Public Records of Real Property of Blanco County, Texas.

Property:

All that certain tract or parcel of land lying and being situated in Blanco County, Texas, being known and designated as Lots 1207 & 1208, Rockin J Ranch, Phase 4, according to map or plat recorded in Volume 3, Page(s) 17-26, Blanco County, Texas, Map and Plat Records.

Date and Place of Sale of Property:

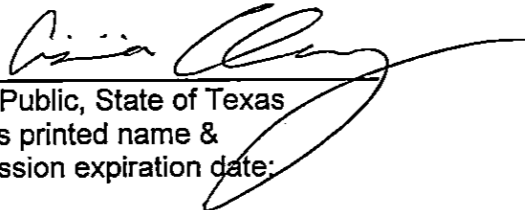
~~March 3, 2020~~ same being the first Tuesday in said month, at a time no earlier than 10:00 a.m. and not later than four (4) hours after such time, I, Michele Barnes, Trustee, will accordingly, after having complied with the terms of sale set forth in the Deed of Trust and the Laws of the State of Texas, sell the Mortgaged Property at public auction to the highest bidder or bidders for cash at the south entrance of the Blanco County Courthouse as designated by the Commissioner's Court of Blanco County, Texas. Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Beneficiary, the holder of the Note, has requested Trustee to sell the Property. Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, I, Michele Barnes, Trustee, will sell the Property by public sale to the highest bidder for cash or certified funds in accordance with the Deed of Trust, and the proceeds of such sale will be applied to the balance owing on the Note and other indebtedness secured by the Deed of Trust.



Michele Barnes
Trustee

THE STATE OF TEXAS)
)
COUNTY OF COMAL)

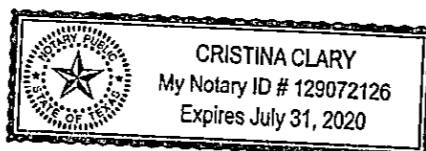
This instrument was acknowledged before me on the 27th day of January, 2020 by Michele Barnes, Trustee.



Notary Public, State of Texas
Notary's printed name &
Commission expiration date:

Filed this 07 day of Feb 2020
12:40 P.M.

LAURA WALLA
County Clerk, Blanco County, Texas
By Shelli K. Maley Deputy



Original

FILED this 10th day of Feb 2020
12:00 PM
LAURA WALLA
County Clerk Blanco County, Texas
By Laura Walla Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

The State of Texas §
 § KNOW ALL MEN BY THESE PRESENTS:
County of Blanco §

WHEREAS, by Deed of Trust dated February 24, 2016, Blanco Shell, LLC conveyed to David R. Kapavik, as Trustee, the following property situated in the County of Blanco, Texas, to-wit:

.538 acres, H. Eggleston League Number 24, A-1, Block 23 of the Original Town of Blanco, Blanco County, Texas, and being the same property described in Warranty Deed with Vendor's Lien recorded in Volume 385, Page 745, Official Records, Blanco County, Texas, said .538 acres described by metes and bounds in Exhibit A hereto.

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$435,000.00 executed by Blanco Shell, LLC, and made payable to the order of SOUTHSTAR BANK, SSB (herein the "Note"), which such Deed of Trust is recorded under Volume 523, Page 488 of the Official Records of Blanco County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of David R. Kapavik, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

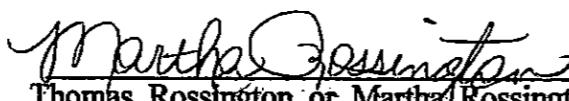
WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust; the indebtedness evidenced therein is now wholly due and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, ~~March 3, 2020~~, either of the below referenced Substitute Trustees will sell for cash, the property in the area designated by the Commissioner's Court of Blanco County, Texas as the area where foreclosure sales are to take place, being at the south (main) entrance of the Blanco County Courthouse, 101 E. Pecan, Johnson City, Texas, in an area not to exceed 12 feet from the front door, to the highest bidder. The time at which the sale will begin will be 10 AM, or within three (3) hours after said time.

In offering this property for sale at foreclosure pursuant to its deed of trust, neither the lien holder nor the duly appointed trustee or substitute trustee, as the case may be, make any warranties or representations, express or implied, regarding the compliance or non-compliance of this property with the Comprehensive Environmental Response, Compensation and Liability Act, ("CERCLA"), the Resource Conservation and Recovery Act, ("RCRA"), the Texas Solid Waste and Disposal Act, the Regulations of the United States Environmental Protection Agency, the Texas Water Commission, or any other Federal, State or local environmental law or regulation, which include, but are not limited to representations that the property has not been used (i) for the storage, transportation, processing or disposal of hazardous waste, industrial solid or municipal solid waste as those terms are defined in the Texas Solid Waste and Disposal Act, Tex. Rev. Civ. Stat. Ann. Art. 4477-7, or any toxic or hazardous wastes, substances or materials as identified under the Resource Conservation and Recovery Act of 1976 (42 U.S.C. § 6901 et seq.), as amended, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. § 9601 et seq.), as amended, and the regulations of the United States Environmental Protection Agency, or (ii) in such a way as to create any environmental condition that is actionable under any Federal, State or local environmental law or regulation. Any such representations or warranties are expressly disclaimed hereby.

The Purchaser of the property at the foreclosure sale shall accept and take the property in its present condition and subject to any loss, claims, liability, damages, injunctive relief, injuries to person, property or natural resources, cost, expense, action, or cause of action, pursuant to any Federal, State or local law or regulation.

WITNESS my hand this the 10 day of February, 2020.


Thomas Rossington or Martha Rossington or Jill
Nichols or Meghan Lamonte or Kevin Key or Jay
Jacob, Substitute Trustee
c/o J. Milton Chapman, Anderson, Smith, Null &
Stofer, LLP, 101 W. Goodwin, Suite 700, Victoria,
Texas 77901

METES AND BOUNDS

Being 0.538 acres of land, more or less, out of H. Eggleston League Number 24, Abstract 1, Block 23 of the Original Town of Blanco, in the City of Blanco, Blanco County, Texas, and being that same property described in a Warranty Deed with Vendor's Lien recorded in Volume 385, Page 745, Official Public Records, Blanco County, Texas, said 0.538 acres being more particularly described by metes and bounds as follows:

BEGINNING at a Brass Monument found on the East Right-of-Way line of U.S. Highway 281 (Main Street) for an angle corner of this 0.538 acres, same being the **POINT OF BEGINNING**;

THENCE along the East Right-of-Way line of said U.S. Highway 281 the following courses and distances:

North 05 degrees 44 minutes 00 seconds East, a distance of 53.75 feet to a point for an angle corner;

North 08 degrees 29 minutes 00 seconds East, a distance of 53.63 feet (called 53.60 feet) to a 1/2 inch iron rod set for the northwest corner of this 0.538 acres, same being the southwest corner of the Blanco United Methodist Church tract (Deed of Record not found);

THENCE along the North line of this 0.538 acres, South 72 degrees 31 minutes 00 seconds East, a distance of 122.20 feet to a point for the northeast corner of this 0.538 acres from which the center of a metal fence post bears South 01 degrees 30 minutes 10 seconds West, 0.40 feet;

THENCE along the East line of this 0.538 acres the following courses and distances:

South 19 degrees 15 minutes 00 seconds West, a distance of 94.60 feet to a point for an angle corner;

South 19 degrees 15 minutes 00 seconds West, a distance of 74.95 feet (called 75.00 feet) to a point for an angle corner;

South 70 degrees 47 minutes 00 seconds East (called South 70 degrees 20 minutes 00 seconds East), a distance of 6.39 feet (called 7.65 feet) to a 1/2 inch iron rod found for an angle corner;

South 19 degrees 13 minutes 55 seconds West (called South 19 degrees 40 minutes 00 seconds West), a distance of 99.07 feet to a 1/2 inch iron rod found for the southeast corner of this 0.538 acres;

THENCE along the South line of this 0.538 acres, South 63 degrees 16 minutes 45 seconds West, a distance of 29.45 feet to a 1/2 inch iron rod set for the South corner of this 0.538 acres, same being on the East Right-of-Way line of said U.S. Highway 281;

THENCE along the East Right-of-Way line of said U.S. Highway 281 the following courses and distances:

Along a curve to the right having a radius of 1086.28 feet, an arc length of 96.35 feet, a chord length of 96.32 feet, a chord bearing of North 04 degrees 19 minutes 49 seconds West, and a delta angle of 05 degrees 04 minutes 56 seconds to a 60d nail set for an angle corner;

North 70 degrees 42 minutes 15 seconds West, a distance of 18.10 feet (called 19.20 feet) to a 60d nail set for an angle corner;

Along a non-tangent curve to the right having a radius of 1184.58 feet, an arc length of 33.60 feet, a chord length of 33.60 feet, a chord bearing of North 00 degrees 58 minutes 21 seconds East, and a delta angle of 01 degrees 37 minutes 31 seconds to a point for an angle corner;

North 01 degrees 47 minutes 00 seconds East, a distance of 45.41 feet (called 45.45 feet) to a point for an angle corner;

North 04 degrees 14 minutes 00 seconds East, a distance of 18.18 feet to the POINT OF BEGINNING, and containing 0.538 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof.



Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
October 15, 2013



EXHIBIT A

EXHIBIT A

NOTICE OF TRUSTEE'S SALE

Date: February 7, 2020

Trustee: Gregory M. Ruhnke

Lender: JOHNSON CITY BANK

Note: Note dated April 7, 2014 in the amount of \$45,000.00

Deed of Trust

Date: April 7, 2014

Grantor: BLANCO GENERAL, LLC, SANDRA ANN HARVEY
a/k/a SANDRA ANN GUSTAFSON, Manager, CHARLES M. JONES and
SANDRA V. JONES

Lender: JOHNSON CITY BANK

Recording information: Volume 490, Page 103,
Official Public Records, Blanco County, Texas.

Property: A 9.758 acre tract, more or less, out of the H. Eggleston Survey No. 24, Abstract No. 1, said tract being more particularly described by metes and bounds on Exhibit "A" of said Deed of Trust, SAVE AND EXCEPT a 5.26 acre tract, more or less, out of the H. Eggleston Survey No. 24, Abstract No. 1, Blanco County, Texas and being more particularly described by metes and bounds on Exhibit "B" of said Deed of Trust.

County: Blanco, County

Date of Sale (first Tuesday of month): March 3, 2020

Time of Sale: 10:00 A.M.

Place of Sale: Blanco County Courthouse in Johnson City, Texas, at the following location: The South Main Entrance of the Courthouse in an area not to exceed twelve (12) feet out from the door or as Designated by the County.

Gregory M. Ruhnke is Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Gregory M. Ruhnke

FILED this 10th day of Feb 2020
LAURA WALLA
County Clerk Blanco County, Texas
By Laura Walla Deputy