

\*VG-371-2021-1\*

Blanco County  
Laura Walla  
Blanco County Clerk

Instrument Number: 1

Foreclosure Posting

Recorded On: November 15, 2021 03:45 PM

Number of Pages: 8

" Examined and Charged as Follows: "

Total Recording: \$3.00

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1  
Receipt Number: 20211115000022  
Recorded Date/Time: November 15, 2021 03:45 PM  
User: Melody E  
Station: cclerk01

Record and Return To:



STATE OF TEXAS  
Blanco County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Blanco County, Texas

Laura Walla  
Blanco County Clerk  
Blanco County, TX

**NOTICE OF FORECLOSURE SALE**

Notice is hereby given of a public nonjudicial foreclosure sale.

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

**Property (including any improvements):**

BEING a 0.757 acre tract of land, more or less, being all of that 0.4016 acre tract of land known as tract three, conveyed to Mary Jo Winters by Deed recorded in Volume 200, Page 006 of the Deed Records of Blanco County, Texas and all of that 0.4126 acre tract of land known as Tract Two, Save and Except the Northerly 14.00 feet, conveyed to Mary Jo Winters by Deed Recorded in Volume 200, page 006 of the Deed Records of said county, being a portion of Block 5 of Traweeks Addition to the town of Blanco and being situated in The H. Eggleston League survey No. 24, Abstract No. 1, said 0.757 acre tract being more particularly described in Exhibit "A" attached hereto.

SAVE AND EXCEPT 0.241 acre of land, more or less, being a portion of that 0.757 acre of land described by Deed recorded in Volume 222, page 351 of the Official Public Records of Blanco County, Texas, being a portion of Block 5 of the Traweeks Addition to the City of Blanco, situated in the Horace Eggleston Survey No.24, Abstract No. 1, in said county, said 0.241 acres being more particularly described in Exhibit "B" attached hereto.

SAVE AND EXCEPT 0.135 of an acre tract of land, more or less, situated in the City of Blanco, Blanco County, Texas out of Block 5 of the Traweek Addition being part of a 0.757 of an acre Tract of land recorded in Volume 222, page 351 of the Official Public Records of Blanco County, Texas being a portion of Block 5 of the Traweeks Addition to the City of Blanco, situated in the Horace Eggleston Survey No. 24, Abstract No. 1 in said county, said 0.195 being more particularly described in Exhibit "D" attached hereto.

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

Date: Tuesday, December 7, 2021

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: Blanco County Courthouse, Johnson City, Blanco County, Texas, at the area of such courthouse designated by the Commissioner's Court Minutes, and reflected in Designation of Place for Foreclosure Sale dated December 3, 1987, recorded in Volume 125, Page 959, Blanco County Deed Records, to wit: at the South (main) entrance of the Blanco County Courthouse in an area not to exceed twelve (12) feet out from the front door.

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 day 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Danielle Hardin. The deed of trust is dated June 1, 2010, and is recorded at Document No. 101746, Volume 422, Page 0971, *et seq.* of the Official Public Records of Blanco County, Texas.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$88,535.16, executed by Danielle Hardin and payable to the order of Sharon Vick; and (2) all renewals and extensions thereof filed of record. The Estate of Sharon Vick, Deceased is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Zachary P. Hudler, Substitute Trustee, P.O. Box 1728, Johnson City, Blanco County, Texas 78636; Telephone: 830.868.7651

6. Default and Request To Act. Default has occurred under the deed of trust and the undersigned is the duly appointed Trustee 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: November 15, 2021.



Zachary P. Hudler  
Substitute Trustee  
Attorney at Law  
P.O. Box 1728  
Johnson City, Texas 78636  
Blanco County  
830.868.7651  
830.868.7636 (Fax)  
[zachary@hudlerlaw.com](mailto:zachary@hudlerlaw.com)

PREPARED IN THE OFFICE OF:

Zachary P. Hudler, P.C.  
Attorney at Law  
P.O. Box 1728  
Johnson City, Texas 78636

AFTER RECORDING RETURN TO:

Zachary P. Hudler, P.C.  
Attorney at Law  
P.O. Box 1728  
Johnson City, Texas 78636

**HAMBRIGHTLAND SURVEYING**

P.O. BOX 1225  
JOHNSON CITY, TEXAS 76026

PHONE: (817) 443-1174  
FAX: (817) 443-2176

MAY 11 1999, JOB NO. 186, FIELD NOTE NO. 186-1, CLIENT: GRAMMER;  
PROJECT: 0.757 ACRE SURVEY

**FIELD NOTES**

A DESCRIPTION OF A 0.757 ACRE TRACT OF LAND BEING ALL OF THAT 0.4816 ACRE TRACT OF LAND KNOWN AS TRACT THREE, CONVEYED TO MARY JO WINTERS BY DEED RECORDED IN VOLUME 208, PAGE 006 OF THE DEED RECORDS OF BLANCO COUNTY, TEXAS AND ALL OF THAT 0.4126 ACRE TRACT OF LAND KNOWN AS TRACT TWO, SAVE AND EXCEPT THE NORTHERLY 14.00 FEET, CONVEYED TO MARY JO WINTERS BY DEED RECORDED IN VOLUME 208, PAGE 006 OF THE DEED RECORDS OF SAID COUNTY, BEING A PORTION OF BLOCK 3 OF TRAWEEKS ADDITION TO THE TOWN OF BLANCO AND BEING SITUATED IN THE H. EGGLESTON LEAGUE SURVEY NO. 24, ABSTRACT NO. 1, SAID 0.757 ACRE TRACT AS SHOWN ON THE ACCOMPANYING MAP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, for reference at a 1/2 inch iron rod found in the northerly line of said Block 3, being the northwest corner of that certain 0.3245 acre tract of land conveyed to James H. Jones by deed recorded in Volume 93, Page 530 of the Deed Records of said county;

THENCE along the westerly line of said 0.3245 acre tract, S20°00'00"W, 91.41 feet to a 1/2 inch iron rod with plastic cap marked "HLS" set for the northwest corner of said 0.757 acre tract, being the southwest corner of said 0.3245 acre tract and being the POINT OF BEGINNING;

THENCE along the northerly line of said 0.757 acre tract, being the southerly line of said 0.3245 acre tract, S69°53'00"E, 181.87 feet to a 1/2 inch iron rod with plastic cap marked "HLS" set for the northeast corner of said 0.757 acre tract, being the southeast corner of said 0.3245 acre tract and being in the westerly right of way line of Hackberry Street;

THENCE along the easterly line of said 0.757 acre tract, being the westerly line of said Hackberry Street, S20°00'00"W, 188.00 feet to a 1/2 inch iron rod with plastic cap marked "HLS" set for the southeasterly corner of said 0.757 acre tract, being on the northerly line of Ninth Street;

THENCE along the southerly line of said 0.757 acre tract, being the northerly line of said Ninth Street, N70°00'00"W, 173.71 feet to a 1/2 inch iron rod with plastic cap marked "HLS" set for the southwest corner of said 0.757 acre tract;

THENCE, departing the northerly line of said Ninth Street, along the westerly line of said 0.757 acre tract, N18°35'00"E, 128.93 feet to a 1/2 inch iron rod found for an ell corner of said 0.757 acre tract;

EXHIBIT A

**HAMBRIGHT LAND SURVEYING**  
P.O. BOX 1226  
ANN ARBOR CITY, TEXAS 76801

PHONE: (817) 862-2374  
FAX: (817) 862-2374

THENCE along an interior line of said 0.757 acre tract,  
N70°00'00"W, 1.55 feet to a 1/2 inch iron rod with plastic cap  
marked "HLS" set for an ell corner of said 0.757 acre tract;

THENCE along the westerly line of said 0.757 acre tract,  
N20°00'00"E, 47.48 feet to the POINT OF BEGINNING containing 0.757  
acres of land, more or less.



page 2 of 2

FN 124-1

APRIL 8, 2002, JOB NO. 002-017, FIELD NOTE NO. 002-017, PROJECT:  
0.241 ACRE TRACT

**FIELD NOTES**

A DESCRIPTION OF 0.241 ACRE OF LAND, BEING A PORTION OF THAT 0.757 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 222, PAGE 351 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, BEING A PORTION OF BLOCK 5 OF THE TRAWEEKS ADDITION TO THE CITY OF BLANCO, SITUATED IN THE HORACE EGGLESTON SURVEY NO. 24, ABSTRACT NO. 1 IN SAID COUNTY, SAID 0.241 ACRES AS SHOWN ON THE ACCOMPANYING MAP, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING at a 1/2 inch iron rod found for the northeast corner of said 0.241 acre, being the northeast corner of said 0.757 acre, being the southeast corner of that certain 0.3245 acre tract of land described by deed recorded in Volume 93, Page 530 of the Deed Records of said County and being in the west right of way line of Hackberry Street;

THENCE along the east line of said 0.241 acre, being the east line of said 0.757 acre and being the west line of said Street, S20°24'07"W, 22.81 feet to a punch hole set in concrete set for an east corner of said 0.241 acres;

THENCE along the southerly line of said 0.241 acre, crossing said 0.757 acre, the following three (3) courses;

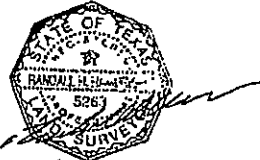
1. N71°31'47"W, 89.41 feet to a 1/2 inch iron rod set,
2. S19°43'52"W, 67.30 feet to a metal fence post found, and
3. N69°57'30"W, 87.12 feet to a 1/2 inch iron rod set for the southwest corner of said 0.241 acres, being in the west line of said 0.757 acres and being in the east line of that certain tract of land described by deed recorded in Volume 44, Page 115 of the Deed records of said County;

THENCE along the west line of said 0.241 acre, being the west line of said 0.757 acre and being the east line of said tract described in Volume 44, Page 115, the following three (3) courses;

1. N18°34'59"E, 45.34 feet to a 1/2 inch iron rod found,
2. N70°00'00"W, 4.55 feet to a 1/2 inch iron rod found, and
3. N20°00'00"E, 47.48 feet to a 1/2 inch iron rod found for the northwest corner of said 0.241 acre, being the northwest corner of said 0.757 acre and being the southwest corner of said 0.3245 acre;

THENCE along the north line of said 0.241 acre, being the north line of said 0.757 acre and being the south line of said 0.3245 acre, S69°53'00"E, 181.87 feet to the POINT OF BEGINNING containing 0.241 acres of land, more or less.

FN 002-017



04-08-02

EXHIBIT B

**BAKER**  
SURVEYING &  
ENGINEERING, INC.

2250 US 281 N  
Blanco, TX 78608  
Phone: 830-833-2250  
Toll Free: 877-833-2250  
FAX: 830-833-2257

Field notes of a 0.135 of an acre tract of land situated in the City of Blanco, Blanco County, Texas out of Block 5 of the Traweek Addition being part of a 0.757 of an acre tract of land recorded in Volume 222, Page 351 of the Official Public Records of Blanco County, Texas and being more particularly described by Moles and Bounds as follows: Note: All iron pins set are 1/2" rebar with a yellow plastic cap stamped "Baker Survey".

Beginning at a 1/2" iron pin found in the northwest line of Hackberry Street and the southeast line of Block 5 and the 0.757 of an acre tract for the south corner of this tract, said point being N 18° 28' 32" E. 100.09 feet from the southeast corner of the 0.757 acre tract and Block 5.

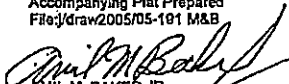
Thence N 75° 09' 10" W. 80.14 feet with the southwest line of this tract, into the 0.757 acre tract, to a 1/2" iron pin found for the west corner of this tract and being the south corner of a 0.241 of an acre tract (out of the 0.757 of an acre tract) recorded in Volume 255, Page 789 of the Official Public Records of Blanco County, Texas.

Thence N 17° 49' 57" E. 67.47 feet with the northwest line of this tract and a southeast line of the 0.241 of an acre tract to a 1/2" iron pin found for the northwest corner of this tract and being an interior corner of the 0.241 of an acre tract.

Thence S 72° 20' 17" E. 80.79 feet with the northeast line of this tract and the southwest line of the 0.241 of an acre tract to a Punch Hole in the concrete driveway in the southeast line of the 0.757 of an acre tract and the northwest line of Hackberry Street for the east corner of this tract and a south corner of the 0.241 of an acre tract.

Thence S 19° 26' 32" W. 67.47 feet with the southeast line of this tract and the 0.757 of an acre tract and the northwest line of Hackberry Street to the place of beginning and containing 0.135 of an acre tract of land according to a survey made on the ground on August 25, 2005 by Baker Surveying and Engineering, Inc.

Job No. 05-191  
Accompanying Plat Prepared  
File:/draw/2005/05-191 M&B

  
JAMIL M. BAKER JR.  
Registered Professional Land  
Surveyor # 1469



m3 Baker Surveying, Inc

EXHIBIT 2

OCTOBER 22, 2008, JOB NO. 008-167, FIELD NOTE NO. 008-167,  
PROJECT: 0.195 ACRE TRACT

FIELD NOTES

A DESCRIPTION OF 0.195 ACRE OF LAND, BEING A PORTION OF THAT 0.757 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 222, PAGE 351 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, BEING A PORTION OF BLOCK 5 OF THE TRAMBEKS ADDITION TO THE CITY OF BLANCO, SITUATED IN THE HORACE EGGLESTON SURVEY NO. 24, ABSTRACT NO. 1 IN SAID COUNTY, SAID 0.195-ACRE AS SHOWN ON THE ACCOMPANYING MAP, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

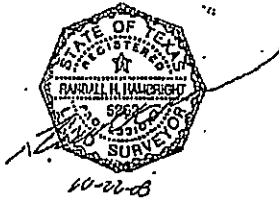
BEGINNING at a 1/2 inch iron rod found for the southeast corner of said 0.195 acre, being the southeast corner of said 0.757 acre and being in the north line of Ninth Street;

THENCE along the south line of said 0.195 acre, being the south line of said 0.757 acre and being the north line of said Ninth Street, N70°00'13"W, 86.56 feet to a 1/2 inch iron rod set for the southwest corner of said 0.195 acre;

THENCE along the west line of said 0.195 acre, crossing said 0.757 acre, N18°34'27"E, 93.42 feet to a metal fence post found for the northwest corner of said 0.195 acre, being the southwest corner of a 0.135 acre portion of said 0.757 acre;

THENCE along the north line of said 0.195 acre, being the south line of said 0.135 acre, S74°17'12"E, 89.13 feet to a 1/4 inch iron rod found for the northeast corner of said 0.195 acre, being the southeast corner of said 0.135 acre and being in the west line of Hackberry Street;

THENCE along the east line of said 0.195 acre, being the west line of said Hackberry Street, S20°00'00"W, 100.05 feet to the POINT OF BEGINNING containing 0.195 acre of land, more or less.



FN 008-167

EXHIBIT A

STATE OF TEXAS  
COUNTY OF BLANCO  
I hereby certify that this instrument was FILED in File Number Sequence on the  
date and the time stamped hereon by me and was duly RECORDED in Official  
Public records of Real Property of Blanco County, Texas on

OCT 04 2010



Karen Neuman  
COUNTY CLERK  
BLANCO COUNTY, TEXAS