

Notice of Trustee's Sale

Date: December 9, 2021

Substitute Trustee: Thomas E. Pitts

Substitute Trustee' Address: 907 Texas Ave., Lubbock, TX 79401

Mortgagee: Bar 16 Ranch, Inc.

Mortgagee's Address: c/o Barbara Frankhouser, 4417 71st Street, Suite 33, Lubbock, TX 79424

Note: Dated January 1, 2019, in the amount of \$234,447.50, payable to Bar 16 Ranch, Inc.

Deed of Trust

Date: January 1, 2019

Grantor: Roberto Omar Buelna

Mortgagee: Bar 16 Ranch, Inc.

Recording information: Document No. 181042, in Volume 0365, Page 0045, Official Public Records, Garza County, Texas

Property: Exhibits "A" and "B" attached hereto

County: Garza County, Texas

Date of Sale: January 4, 2022

Time of Sale: 10:00 a.m.

Place of Sale: Garza County Courthouse

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.

Mary Bernadette Lim Swee Keow is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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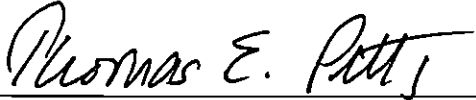
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THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE.

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, "AS IS." 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.



Thomas E. Pitts, Substitute Trustee

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EXHIBIT "A"

LEGAL DESCRIPTION

Sheet 2 of 2

FIELD NOTES of a 148.895 acre tract of land out of Section 4, Abst. #894, Block D-18, D. & S.E. R.R. Co. Survey, Garza County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron rod with cap marked "STEVENS RPLS 4339" set as a replacement corner for a destroyed 1/2" pipe at the Southeast corner of said Section 4 and being the Southeast corner of this 148.895 acre tract, said corner having a Texas State Plane Coordinate System, NAD83(2011), Texas North Central Zone coordinate of N=7169183.16, E=1061491.70, whence a stone found for the Northeast corner of said Section 4 bears North 02°00'50" East, a distance of 5272.09 feet (Deed 5280.6'), said corner having a Texas State Plane Coordinate System, NAD83(2011), Texas North Central Zone coordinate of N=7174451.43 E=1061676.97;

THENCE North 88°00'05" West, along the centerline of F.M. 211 and the South line of said Section 4, Block D-18, a distance of 1815.06 feet to a 8" mag spike, set for the Southwest corner of this 148.895 acre tract;

THENCE North 02°00'50" East, at 50.00 feet pass a 1/2" Iron rod with cap marked "STEVENS RPLS 4339", set on the existing North right of way line of F.M. 211 as described in Volume 84, Page 397, Deed Records of Garza County, Texas, continuing for a total distance of 3511.64 feet to a 1/2" Iron rod with cap marked "STEVENS RPLS 4339", set for the Northwest corner of this 148.895 acre tract;

THENCE North 77°09'21" East, a distance of 348.35 feet to a 1/2" Iron rod with cap marked "STEVENS RPLS 4339", set for a corner of this 148.895 acre tract;

THENCE North 89°55'44" East, 733.56 feet to a 1/2" Iron rod with cap marked "STEVENS RPLS 4339", set for a corner of this 148.895 acre tract;

THENCE South 01°54'15" West, 40.00 feet to a 1/2" Iron rod with cap marked "STEVENS RPLS 4339", set for a corner of this 148.895 acre tract;

THENCE North 89°55'26" East, 289.64 feet to a 1/2" Iron rod with cap marked "STEVENS RPLS 4339", set for a corner of this 148.895 acre tract;

THENCE South 69°44'00" East, 301.71 feet to the center of a 6" steel fence corner post for a corner of this 148.895 acre tract;

THENCE South 49°44'12" East, at 108.82 feet pass a 1/2" Iron rod with cap marked "STEVENS RPLS 4339", set in fence line as reference, continuing for a total distance of 215.50 feet to a 1/2" Iron rod with cap marked "STEVENS RPLS 4339", set on the East line of said Section 4, Block D-18, for the Northeast corner of this 148.895 acre tract;

THENCE South 02°00'50" West, along the East line of said Section 4, Block D-18, a distance of 3369.81 feet to the point of beginning.

CONTAINING 148.895 acres of land.

Surveyed on the ground September 17 & 19, 2018.

Survey plat of even survey date herewith accompanies this legal description.

Survey Datum: Texas Coordinate System of 1983(2011), Texas North Central Zone, U.S. Survey Feet. Distance shown are actual surface distances.

Sterling B. Burrow

Sterling B. Burrow
Registered Professional Land Surveyor
State of Texas No. 4666



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LEGAL DESCRIPTION

Sheet 2 of 2

FIELD NOTES of a 11.105 (Deed 11.04) acre tract of land as described by Deed In Volume 45, Page 613, Deed Records of Garza County, Texas and being the same tract as conveyed by Warranty Deed In Volume 218, Page 681, Deed Records of Garza County, Texas, said tract being located in the Northeast corner of Section 1240, Abst. #666, D. & W. R.R. Co. Survey, Garza County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron rod with cap marked "STEVENS RPLS 4339", set for the Northeast corner of said Section 1240 and the Northeast corner of this 11.105 acre tract, said corner having a Texas State Plane Coordinate System, NAD83(2011), Texas North Central Zone coordinate of N=7169367.26 E=1056216.67, whence a 1/2" Iron rod with cap marked "STEVENS RPLS 4339" set in place of a destroyed 1/2" pipe, for the Southeast corner of Section 4, Abst. #894, Block D-18, D. & S.E. R.R. Co. Survey bears South 88°00'05" East, a distance of 5278.84 feet (Deed 5280.6');

THENCE South 01°59'55" West, along the East line of said Section 1240, at 114.89 feet pass a 1/2" Iron rod with cap marked "STEVENS RPLS 4339", set on the existing South right of way line of F.M. 211, continuing for a total distance of 1071.56 feet (Deed 1070.89') to a 1/2" Iron rod with cap marked "STEVENS RPLS 4339", set on the Northeasterly right of way line of the B.N. & S.F. R.R. for the most Southerly corner of this 11.105 acre tract, said corner having a Texas State Plane Coordinate System, NAD83(2011), Texas North Central Zone coordinate of N=7168296.47 E=1056179.30;

THENCE North 38°07'06" West, along the Northeasterly right of way line of the B.N. & S.F. R.R., at 1171.02 feet pass a 1/2" Iron rod with cap marked "STEVENS RPLS 4339", set on the existing South right of way line of F.M. 211, at 1342.92 feet pass a 1/2" Iron rod with cap marked "STEVENS RPLS 4339", set on the existing North right of way line of F.M. 211, continuing for a total distance of 1401.22 feet (Deed 1396.22') to a 1/2" Iron rod with cap marked "STEVENS RPLS 4339", set on the North line of said Section 1240 for the Northwest corner of this 11.105 acre tract;

THENCE South 88°00'05" East, along the North line of said Section 1240, at 587.41 feet pass a 1/2" Iron rod with cap marked "STEVENS RPLS 4339" set on the existing North right of way line of F.M. 211, continuing for a total distance of 902.88 feet (Deed 898.42') to the point of beginning.

CONTAINING 11.105 acres of land.

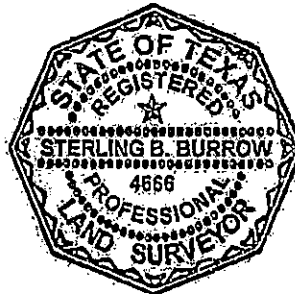
Surveyed on the ground September 17 & 19, 2018.

Survey plat of even survey date herewith accompanies this legal description.

Survey Datum: Texas Coordinate System of 1983 (2011), Texas North Central Zone, U.S. Survey Feet, Distances shown are actual surface distances.

Sterling B. Burrow

Sterling B. Burrow
Registered Professional Land Surveyor
State of Texas No. 4666



FILED FOR RECORD
2021 Dec 10 at 10:10 AM
Jim Plummer, County Clerk
GARZA COUNTY, TEXAS
By *Angie Clemm* DEPUTY

FILED FOR RECORD
2018 Dec 21 at 02:49 PM
Jim Plummer, County Clerk
GARZA COUNTY, TEXAS
By *DA [Signature]* DEPUTY

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THE STATE OF TEXAS
COUNTY OF GARZA

I hereby certify that this instrument was filed and
time stamped hereon by me and was duly recorded in
Volume 0383 on page 0216 on the named records of
Garza County, Texas on 10 December, 2021, at 10:10 AM.

Jim Plummer
County & District Clerk
BY: 
GINGER A. LEVMONS, Deputy