

8243

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 RSTATE 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.

NOTICE OF FORECLOSURE SALE

Date: April 8, 2025

Property to be sold, commonly known as 57.883 acres of land and 122.038 acres of land both being located in Coke County, Texas, and further being described as follows:

THE SURFACE ESTATE ONLY IN and TO:

Tract 1: Being an area of 57.883 acres of land out of and a part of D. H. Allen Survey 484, Abstract No. 1324, J. M. Allen Survey 3, Abstract No. 1482 and E. Menielle Survey 2, Abstract No. 1775, Coke County, Texas and said 57.883 acre tract being out of that certain 953.78 acre tract described by Warranty Deed dated October 12, 2006, to Ele Hagelstein and wife, Patty Hagelstein and recorded in Volume 198, Page 492, Official Public records of Coke County, Texas.

Tract 2: Being an area of 122.038 acres of land and a part of C. W. Laughlin Survey 1, Abstract No. 900, E. Menielle Survey 2, Abstract No. 1775 and J. M. Allen Survey 2, Abstract No. 1482, Coke County, Texas and said 122.038 acre tract also being out of that certain 953.78 acre tract described by Warranty Deed dated October 12, 2006, to Ele Hagelstein and wife, Patty Hagelstein and recorded in Volume 198, Page 492, Official Public records of Coke County, Texas.

Tract 1 and Tract 2 are more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

The Deed of Trust to be foreclosed upon is dated June 20, 2014, recorded in Volume 272, Page 121, Official Property Records of Coke County, Texas.

The Sale is Scheduled to be held:

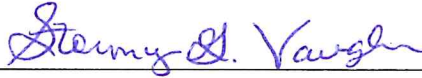
<u>Place</u>	<u>Date</u>	<u>Time</u>
Coke County Courthouse, Texas 13 7 th Street, Robert Lee, Texas. <u>The area and steps in front of the North door of said Coke County Courthouse, fronting the North and facing 7th Street, outside the Courthouse doors being under the overhang of said Courthouse.</u>	May 6, 2025	1:00 p.m. or within 3 hours after 1:00 p.m., to conclude no later than 4:00 p.m.

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property. Pursuant to § 51.009 of 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.

Obligation Secured: The Deed of Trust executed by Alicia Munoz, provided that it secures the payment of the indebtedness in the original principal sum amount of \$212,000.00, and obligations therein described including but limited to (a) the promissory note; and (b) all renewals and extensions of the note. Ele Hagelstein and wife, Patty Hagelstein, is the current mortgagee of the note and deed of trust and Beesley & Albert, PLLC, is mortgage servicer. A servicing agreement between the mortgagee, whose address is P.O. Box 706, Sanderson, Texas 79848, and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

Substitute Trustee(s) Appointed to Conduct Sale: In accordance with Texas Property Code § 51.0076, the undersigned attorney or authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint Liz W. Albert or Stormy Gale Vaughn, of the Law Offices of Beesley & Albert, P.L.L.C., whose address is 610 S. Abe Street, Suite A, San Angelo, Texas 76903, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF FORECLOSURE SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT FOR THE MORTGAGEE OR MORTGAGE SERVICER.



LIZ W. ALBERT or STORMY G. VAUGHN, Substitute Trustee
Law Offices of Beesley & Albert, P.L.L.C.
610 South Abe Street, Suite A
San Angelo, Texas 76903

FILED FOR RECORD
TIME: _____

APR 08 2025

COKE COUNTY & DIST. CLERK
JENNIFER BURDETT

FIELD NOTES

57.883 Acres

November 5, 2017
07-A-0828ns

Being an area of 57.883 acres of land out of and a part of D. H. Allen Survey 484, Abstract No. 1324, J. M. Allen Survey 3, Abstract No. 1482 and E. Menielle Survey 2, Abstract No. 1775, Coke County, Texas and said 57.883 acre tract also being out of that certain 953.78 acre tract described by Warranty Deed dated October 12, 2006 to Elie Hagelstein and wife, Patty Hagelstein and recorded in Volume 198, Page 492, Official Public Records of Coke County, Texas and said 57.883 acre tract being more particularly described by metes and bounds as follows;

Beginning at a fence corner found for the west northwest corner of this tract in the west line of said Survey 3, an ell corner of said 953.78 acre tract and also being the southeast corner of E. Menielle Survey 16, Abstract No. 1778;

Thence with the northwest line of this tract, N. 59° 05' 12" E. 763.79 feet to the north northwest corner of this tract and being in the center of a caliche road;

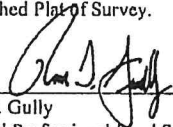
Thence with the north line of this tract and along or near the center of said caliche road as follows, N. 80° 47' 05" E. 191.10 feet, S. 89° 13' 21" E. 997.79 feet, S. 39° 14' 02" E. 367.69 feet, S. 40° 08' 41" E. 215.81 feet, S. 86° 56' 37" E. 178.58 feet, S. 84° 16' 42" E. 298.15 feet, N. 83° 37' 36" E. 66.94 feet to the northeast corner of this tract in a line of that certain Colorado River Municipal Water District 53.16 acre tract described and recorded in Volume 151, Page 343, Deed Records of Coke County, Texas;

Thence the southerly line of this tract and said CRMWD tract as follows, S. 35° 37' 11" E. 97.76 feet to an iron rod found, S. 43° 13' 53" W. 341.07 feet to an iron rod found, S. 28° 43' 23" W. 382.86 feet to an iron rod found, S. 47° 45' 13" W. 250.54 feet to an iron rod found, S. 58° 57' 11" W. 201.29 feet to an iron rod found, N. 29° 49' 28" W. 317.05 feet to an iron rod found, N. 39° 04' 59" E. 244.94 feet to an iron rod found, S. 77° 43' 07" W. 213.56 feet to an iron rod found, N. 49° 36' 16" W. 213.05 feet to an iron rod found, N. 88° 15' 49" W. 407.05 feet to an iron rod found, N. 44° 02' 11" W. 164.42 feet to an iron rod found, N. 83° 06' 22" W. 118.69 feet to an iron rod found, N. 15° 23' 45" W. 128.78 feet to an iron rod found, N. 19° 32' 12" E. 174.87 feet to an iron rod found, N. 72° 56' 16" W. 95.53 feet to an iron rod found, S. 17° 19' 06" W. 246.49 feet to an iron rod found, S. 14° 27' 00" E. 201.21 feet to an iron rod found, S. 75° 34' 24" W. 100.12 feet to an iron rod found, N. 41° 35' 36" W. 195.98 feet to an iron rod found, S. 01° 51' 05" W. 174.29 feet to an iron rod found, S. 07° 58' 13" W. 458.95 feet to an iron rod found, S. 03° 04' 58" W. 281.99 feet to a 1" iron pipe in concrete found, S. 64° 43' 58" W. 207.00 feet to an iron rod found, N. 15° 02' 49" E. 198.67 feet to an iron rod found, N. 37° 13' 53" W. 133.11 feet to an iron rod found, N. 13° 16' 12" W. 417.41 feet to an iron rod found, N. 45° 53' 07" W. 141.82 feet to an iron rod found, S. 14° 31' 24" E. 448.24 feet to an iron rod found, N. 69° 32' 35" W. 91.77 feet to an iron rod found, S. 22° 23' 54" E. 214.25 feet to an iron rod found, S. 37° 56' 13" W. 211.23 feet to an iron rod found, S. 31° 44' 32" W. 289.30 feet to an iron rod found, S. 39° 01' 52" W. 86.46 feet to an iron rod found for the southwest corner of this tract;

Thence with the west line of this tract, said 953.78 acre tract, said Survey 3, N. 00° 45' 38" W. 1572.72 feet to the place of beginning and containing an area of 57.883 acres of land.

Bearings recited hereon are based on Texas Coordinate System NAD83 - Texas Central Zone by GPS observation.

See Attached Plat of Survey.



Russell T. Gully
Registered Professional Land Surveyor No. 5636



Being an area of 122.038 acres of land out of and a part of C. W. Laughlin Survey 1, Abstract No. 900, E. Menielle Survey 2, Abstract No. 1775, and J. M. Allen Survey 3, Abstract No. 1482, Coke County, Texas and said 122.038 acre tract also being out of that certain 953.78 acre tract described by Warranty Deed dated October 12, 2006 to Ele Hagelstein and wife, Patty Hagelstein and recorded in Volume 198, Page 492, Official Public Records of Coke County, Texas and said 122.038 acre tract being more particularly described by metes and bounds as follows;

Beginning at a point from which a 1/2" iron rod with cap set bears S. 45° 33' 03" W. 25.82 feet, for the southwest corner of this tract and being in the west line of said 953.78 acre tract, said Survey 1 and Survey 2 and being 3214.79 feet N. 00° 45' 38" E. from a 1-1/2" galvanized iron pipe found for the southwest corner of said 953.78 acre tract and said Survey 1;

Thence with the west line of this tract, said 953.78 acre tract, said Survey 1 and Survey 2, N. 00° 45' 38" E. 1315.66 feet to a 1/2" iron rod with cap set for the northwest corner of this tract and a corner of that certain Colorado River Municipal Water District 53.16 acre tract described and recorded in Volume 151, Page 343, Deed Records of Coke County, Texas;

Thence with the northerly line of this tract and southerly line of said CRMWD tract as follows; N. 84° 41' 38" E. 225.51 feet to a 1/2" iron rod with cap set, N. 69° 31' 38" E. 229.50 feet to a 1/2" iron rod with cap set, S. 50° 24' 22" E. 198.20 feet to a 1/2" iron rod with cap set, N. 19° 28' 22" W. 156.50 feet to a 1/2" iron rod with cap set, N. 58° 56' 44" W. 241.16 feet to a 1/2" iron rod with cap set, N. 87° 46' 53" E. 207.77 feet to a 1/2" iron rod with cap set, N. 69° 50' 38" E. 480.90 feet to a 1/2" iron rod with cap set, N. 11° 25' 22" W. 69.00 feet to a 1/2" iron rod with cap set, S. 71° 32' 38" W. 304.60 feet to a 1/2" iron rod with cap set, N. 81° 12' 22" W. 322.10 feet to a 1/2" iron rod with cap set, N. 38° 56' 22" W. 91.50 feet to a 1/2" iron rod with cap set, N. 74° 05' 38" E. 551.50 feet to a 1/2" iron rod with cap set, N. 03° 04' 22" W. 219.10 feet to a 1/2" iron rod with cap set, N. 41° 58' 38" E. 104.30 feet to a 1/2" iron rod with cap set, S. 68° 14' 22" E. 203.80 feet to a 1/2" iron rod with cap set, N. 31° 54' 38" E. 181.40 feet to a 1/2" iron rod with cap set, N. 65° 07' 22" W. 115.20 feet to a 1/2" iron rod with cap set, N. 55° 30' 22" W. 163.00 feet to a 1/2" iron rod with cap set, N. 16° 49' 43" E. 351.56 feet to a 1/2" iron rod found, N. 55° 19' 01" E. 354.43 feet to a 1/2" iron rod with cap set, S. 63° 52' 22" E. 290.20 feet to a 1/2" iron rod with cap set, S. 39° 45' 22" E. 274.50 feet to a 1/2" iron rod with cap set, S. 32° 11' 57" E. 281.32 feet to a 1/2" iron rod found, N. 87° 14' 46" E. 140.60 feet to a 1/2" iron rod with cap set, S. 89° 45' 29" E. 83.63 feet to a 1/2" iron rod found, N. 35° 15' 05" E. 184.40 feet to a 1/2" iron rod with cap set, N. 57° 26' 38" E. 223.00 feet to a 1/2" iron rod with cap set, N. 31° 49' 38" E. 229.10 feet to a 1/2" iron rod with cap set, S. 34° 34' 22" E. 206.10 feet to a 1/2" iron rod with cap set, N. 67° 42' 38" E. 89.50 feet to a 1/2" iron rod with cap set, N. 36° 03' 22" W. 274.30 feet to a 1/2" iron rod with cap set, N. 32° 24' 38" E. 229.00 feet to a 1/2" iron rod with cap set, N. 46° 40' 41" E. 296.45 feet to an iron rod

found, N. 24° 57' 21" E. 129.56 feet to an iron rod found, N. 08° 50' 17" W. 274.03 feet to a ½" iron rod with cap set, N. 04° 27' 38" E. 72.44 feet to a ½" iron rod with cap set for the north corner of this tract;

Thence with the easterly line of this tract and the westerly line of a certain 69.00 acre tract described and recorded in Volume 197, Page 73, Official Public Records of Coke County, Texas as follows, S. 24° 08' 03" E. 236.33 feet to a ½" iron rod with cap found, S. 51° 07' 19" E. 49.47 feet to a ½" iron rod with cap found, S. 23° 39' 43" E. 64.60 feet to a 100d nail found, S. 13° 39' 16" W. 87.12 feet to a ½" iron rod with cap found, S. 34° 40' 33" W. 556.40 feet to a ½" iron rod with cap found, S. 04° 24' 57" E. 107.68 feet to a ½" iron rod with cap found, S. 24° 59' 49" E. 335.52 feet to a ½" iron rod with cap found, S. 13° 30' 11" W. 196.99 feet to a ½" iron rod with cap found, S. 47° 58' 13" W. 380.61 feet to a ½" iron rod with cap found, S. 03° 24' 08" W. 115.58 feet to a ½" iron rod with cap found, S. 19° 47' 43" E. 181.41 feet to a ½" iron rod with cap found, S. 24° 32' 21" E. 282.87 feet to a ½" iron rod with cap found, S. 08° 02' 51" E. 162.65 feet to a ½" iron rod with cap found, S. 08° 08' 35" W. 110.05 feet to a ½" iron rod with cap found, S. 44° 43' 17" W. 124.15 feet to a ½" iron rod with cap found, S. 56° 40' 48" W. 303.98 feet to a ½" iron rod with cap found, S. 55° 44' 43" W. 728.78 feet to a ½" iron rod with cap found, S. 39° 07' 09" W. 560.24 feet to a ½" iron rod with cap found, S. 37° 07' 14" W. 37.92 feet to a ½" iron rod with cap set for the southeast corner of this tract;

Thence with the south line of this tract as follows, N. 67° 06' 23" W. 28.91 feet to a ½" iron rod with cap set, S. 85° 20' 10" W. 40.98 feet to a point from which a ½" iron rod with cap set bears S. 14° 10' 49" W. 7.33 feet, S. 89° 37' 26" W. 530.30 feet to a point from which a ½" iron rod with cap set bears S. 04° 25' 49" W. 8.22 feet, S. 79° 00' 58" W. 492.00 feet to a point from which a ½" iron rod with cap set bears S. 17° 00' 34" E. 7.59 feet, S. 68° 58' 33" W. 243.85 feet to a point from which a ½" iron rod with cap set bears S. 29° 07' 28" E. 9.96 feet, S. 72° 48' 31" W. 149.20 feet to a point from which a ½" iron rod with cap set bears S. 07° 50' 32" E. 18.32 feet, N. 89° 55' 24" W. 33.29 feet to the place of beginning and containing an area of 122.038 acres of land.

Bearings recited hereon are based on Texas Coordinate System NAD83 - Texas Central Zone by GPS observation.