

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: October 31, 2022

DEED OF TRUST:

Date: February 26, 2021

Grantor: JEREMY REY JIMENEZ

Grantor's County: Lee

Beneficiary: SECURE COVENANT INTERESTS, LTD.

Trustee: MARK MULLIN

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, ED
HENDERSON, GEORGE HAWTHORNE, ANDREW MILLS-
MIDDLEBROOK

Substitute Trustee's Address:

ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, ED HENDERSON,
GEORGE HAWTHORNE, ANDREW MILLS-MIDDLEBROOK
2499 S. Capital of Texas Hwy, Ste. A-205
Austin, Travis County, Texas 78746
(512) 477-1964

Recorded in: Volume 1291, Page 120, Document No. 2021-00748, Real Property
Records, Lee County, Texas

PROPERTY:

Being 20.89 acres, more or less, known as Tracts 3 and 4, Lee County, Texas, being the
same property described in Deed of Trust recorded in Volume 1291, Page 120, Document
No. 2021-00748, Real Property Records of Lee County, Texas, and being more
particularly described on the attached Exhibit.

NOTE SECURED BY DEED OF TRUST:

Date: February 26, 2021

Original Principal Amount: \$171,649.66

FILED AND RECORDED

NOV 04 2022



Sharon Blasig
SHARON BLASIG
COUNTY CLERK, LEE COUNTY, TEXAS

Holder: SECURE COVENANT INTERESTS, LTD.

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 6th day of December, 2022.


PLACE OF SALE OF PROPERTY (including county):

County Courthouse of Lee County, Giddings, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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 services to the sender of this notice immediately.



JIM MILLS, SUSAN MILLS, ED HENDERSON, GEORGE
HAWTHORNE, ANDREW MILLS-MIDDLEBROOK
2499 S. Capital of Texas Hwy., Ste A-205
Austin, Texas 78746
(512) 477-1964

EXHIBIT A

I, BRADLEY L. LEONARD, REGISTERED PROFESSIONAL LAND SURVEYOR, COUNTY OF LEE, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACTS OF THIS STATE AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING. THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS SHOWN ON THIS SURVEY ARE AS SHOWN BY THE SURVEYOR'S FIELD NOTES AND PLANS AND AS REPRESENTED BY THE SURVEYOR'S FIELD BOOKS AND INSTRUMENTS. THE SURVEYOR'S FIELD BOOKS AND INSTRUMENTS ARE KEPT IN HIS OFFICE AT HIS RESIDENCE IN LEE COUNTY, TEXAS, AND ARE AVAILABLE FOR INSPECTION BY ANY PERSON AT ALL REASONABLE TIMES. THE SURVEYOR'S FIELD BOOKS AND INSTRUMENTS ARE KEPT IN HIS OFFICE AT HIS RESIDENCE IN LEE COUNTY, TEXAS, AND ARE AVAILABLE FOR INSPECTION BY ANY PERSON AT ALL REASONABLE TIMES. THE SURVEYOR'S FIELD BOOKS AND INSTRUMENTS ARE KEPT IN HIS OFFICE AT HIS RESIDENCE IN LEE COUNTY, TEXAS, AND ARE AVAILABLE FOR INSPECTION BY ANY PERSON AT ALL REASONABLE TIMES.

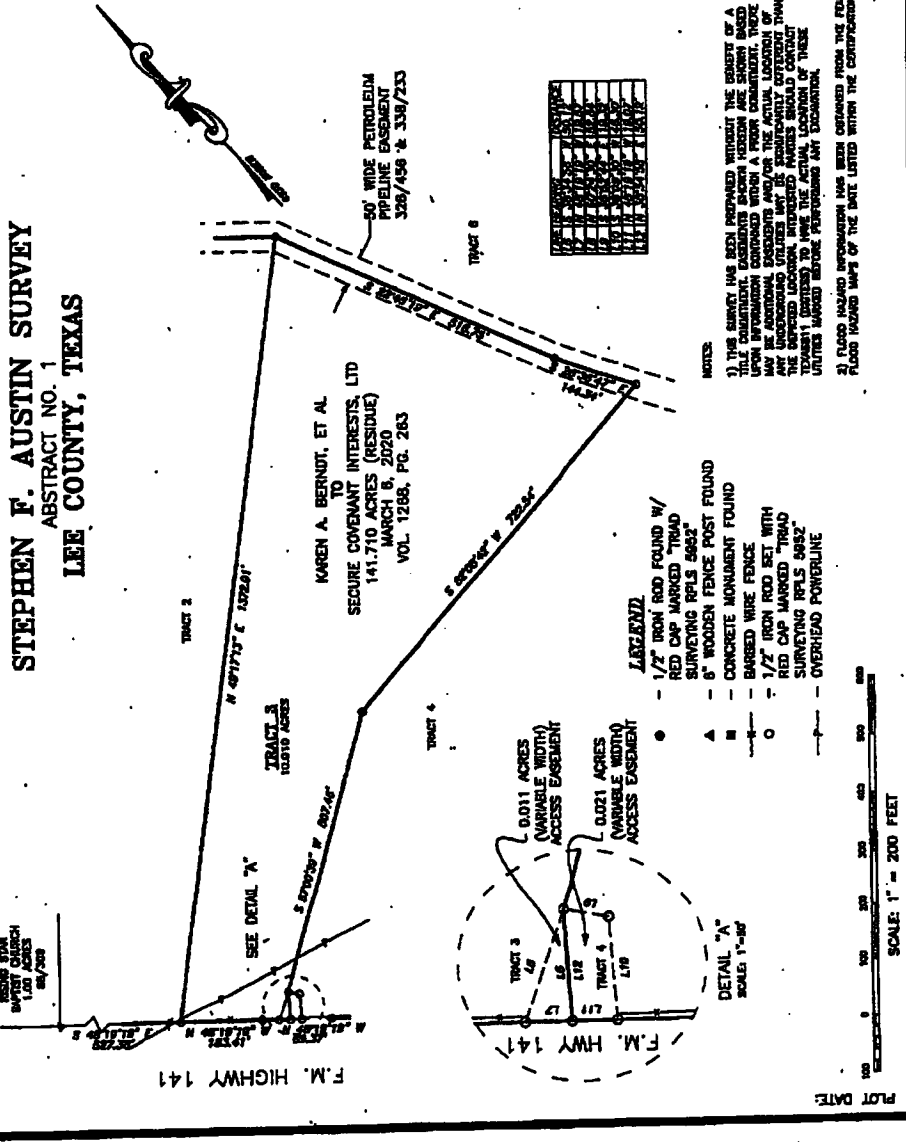


BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE

10.010 ACRES TRACT 3
STEPHEN F. AUSTIN SURVEY
ABSTRACT NO. 1
LEE COUNTY, TEXAS

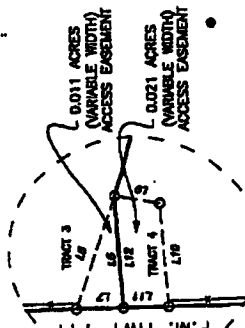
Completion Date: 9/26/20 Drawn by: DM/BL
 Scale: 1"=200' Surveyed by: BL/JA
 Project No.: S19-203 Checked by: BL

STEPHEN F. AUSTIN SURVEY
ABSTRACT NO. 1
LEE COUNTY, TEXAS



NOTES:
 1) THE SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A FULLY DEVELOPED, ESTABLISHED BENCH MARKS AND ARE SHOWN BASED UPON INFORMATION OBTAINED WITHIN A REASONABLE PERIOD OF TIME. THERE MAY BE ADDITIONAL DISCREPANCIES AND/OR THE ACTUAL LOCATION OF THE BENCH MARKS MAY BE DIFFERENT FROM THE LOCATION SHOWN ON THIS SURVEY. THE SURVEYOR SHALL CONTACT THE UTILITY OWNERS BEFORE PERFORMANCE ANY DOCUMENTATION.
 2) FLOOD HAZARD INFORMATION HAS BEEN OBTAINED FROM THE FEMA FLOOD HAZARD MAPS OF THE DATE LISTED WITHIN THE CERTIFICATION.

- LEGEND:**
- 1/2" IRON ROD FOUND W/ RED CAP MARKED "TRAD SURVEYING RPLS 5632"
 - 6" WOODEN FENCE POST FOUND
 - CONCRETE MONUMENT FOUND
 - BARBED WIRE FENCE
 - - - 1/2" IRON ROD SET WITH RED CAP MARKED "TRAD SURVEYING RPLS 5632"
 - - - OVERHEAD POWERLINE



PLOT DATE:



In Re: 10.010 Acres (Tract 3)
Part of the residue of a called 141.710 Acre tract
Stephen F. Austin Survey
Abstract No. 1
Lee County, Texas

All that certain tract or parcel of land situated in Lee County, Texas, being a part of the Stephen F. Austin Survey, Abstract No. 1, being a part of the residue of a called 141.710 Acre tract conveyed from Karen A. Berndt, et al to Secure Covenant Interests, LTD by deed dated March 6, 2020, recorded in Volume 1268, Page 263 of the Real Property Records of Lee County, Texas and being more particularly described by metes and bounds as follows to wit:

COMMENCING at a found 6" wooden fence corner post on the southeast Right-of-Way line of F.M. Highway 141, at the south corner of a called 1.00 Acre tract conveyed to the Rising Star Baptist Church in Volume 65, Page 309, for the common west corner of the said residue of the 141.710 Acre tract and of this tract;

THENCE S 48°19'19" E - 527.38' to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" along the common line between the said southeast Right-of-Way line of F.M. Highway 141 and the said residue of the 141.710 Acre tract to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" for the **POINT OF BEGINNING** and the west corner of this tract;

THENCE entering the said residue of the 141.710 Acre tract for division for the following courses and distances:

N 49°17'13" E - 1372.91' to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" for the north corner of this tract;
S 22°45'19" E - 516.75' to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" for an interior ell corner of this tract;
S 28°36'47" E - 144.34' to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" for the east corner of this tract;
S 82°08'42" W - 722.54' to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" for an interior ell corner of this tract;
S 57°00'39" W - 507.46' to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" for an interior ell corner of this tract;
S 38°34'58" W - 50.12' to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" on the said common line between the said southeast Right-of-Way line of F.M. Highway 141 and the said residue of the 141.710 Acre tract, for the south corner of this tract;

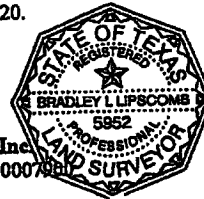
THENCE N 48°19'19" W - 183.41' along the said common line between the said southeast Right-of-Way line of F.M. Highway 141 and the said residue of the 141.710 Acre tract to the **POINT OF BEGINNING** containing within these metes and bounds 10.010 Acres of land.

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 26th day of June, 2020.


Bradley L. Lipscomb, RPLS



Triad Surveying, Inc.
Firm Registration No. 10007821
P.O. Box 1489
Rockdale, TX 76567
(512) 446-3457

Project No. S19-203

STEPHEN F. AUSTIN SURVEY
ABSTRACT NO. 1
LEE COUNTY, TEXAS

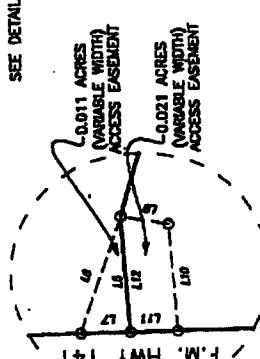
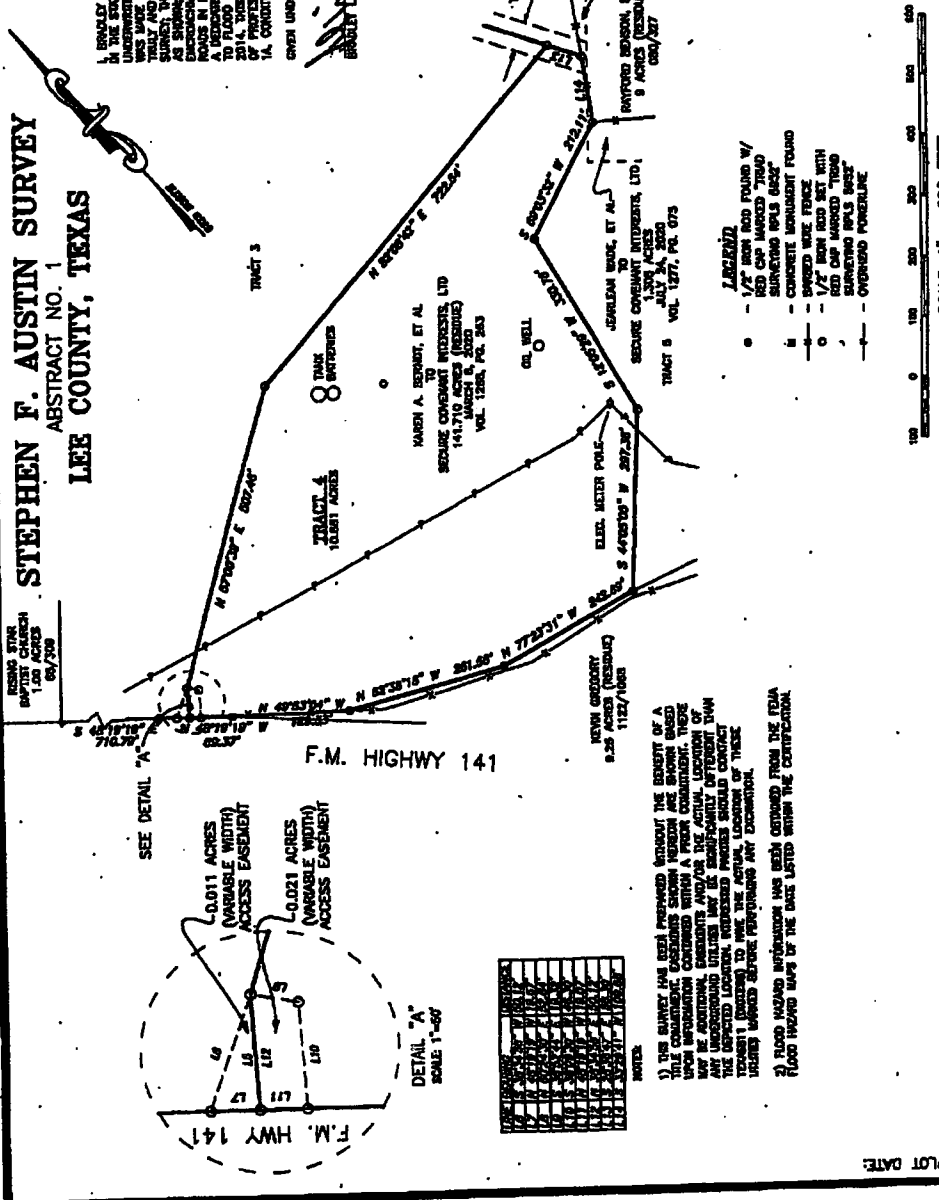
BEING STAR
 SURVEY CHAIN
 1.00 ACRES
 00/300

STANLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 9492
 IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE TITLE AGENCY,
 UNDERWRITERS, LENDERS, MORTGAGEE, CO. INSURANCE AND FIELD NOTES ATTACHED
 HERETO, THAT THE SURVEY AND FIELD NOTES ATTACHED TO THIS ABSTRACT
 TRACTS AND EXHIBITS REPRESENTS THE FRONT FOUND AT THE TIME OF THIS
 SURVEY; THE SIZE, LOCATION AND TYPE OF BALANCES AND IMPROVEMENTS ARE
 AS SHOWN THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS,
 ENCUMBRANCES, CHAINS, OR OTHER MATTERS OF WHICH I AM AWARE, AND FROM
 A REASONABLE CHECK OF THE RECORDS AND FIELD NOTES I HAVE MADE, I AM
 CONVINCED THAT THE SURVEY IS CORRECT AND ACCURATE AND THAT THE ACCESS TO AND FROM
 THE SURVEYED PROPERTY IS NOT WITHIN A FLOODED HAZARD AREA ACCORDING
 TO FLOOD HAZARD MAP NO. 42207C00000, LEE COUNTY, TEXAS, DATED APRIL 16,
 2014. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY
 OF PROFESSIONAL SURVEYORS STANDARDS AND REGULATIONS FOR A CERTIFICATE
 IN ACCORDANCE WITH THE STATUTE.

GIVEN UNDER MY HAND AND SEAL THIS 28th DAY OF JUNE, 2020.



BRADLEY L. BRIDGEMAN, NPLS

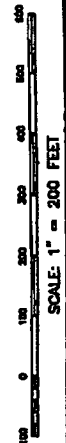


DETAIL "A"
 SCALE: 1" = 60'

NO.	DESCRIPTION	DATE
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NOTES:
 1) THE SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE BEST PRACTICES OF A
 LAND SURVEYOR. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION AND SHOWN BASED
 UPON INFORMATION OBTAINED WITHIN A REASONABLE DURATION, THERE
 MAY BE ADDITIONAL UTILITIES AND/OR OTHER MATTERS OF WHICH THE SURVEYOR IS
 NOT AWARE. THE SURVEYOR HAS MADE A REASONABLE CHECK OF THE RECORDS AND
 THE SURVEYED PROPERTY TO MAKE THE ACTUAL LOCATION OF THESE
 UTILITIES KNOWN BEFORE PERTURBING ANY EXISTING UTILITIES.
 2) FLOOD HAZARD INFORMATION HAS BEEN OBTAINED FROM THE FEMA
 FLOOD HAZARD MAPS OF THE DATE LISTED WITHIN THE CERTIFICATE.

- LEGEND**
- 1/2" IRON ROD FOUND W/
 RED CAP MARKED "TRAD"
 SURVEYING NPLS 0627
 - CONCRETE MONUMENT FOUND
 - BRASS NAIL FOUND WITH
 1/2" IRON ROD FOUND W/
 SURVEYING NPLS 0627
 - OVERHEAD POWERLINE



AAA SURVEYING, INC.
 FIRM REGISTRATION NO. 10007800
 1311 WEST CHADRON P.O. BOX 1469 ROCKDALE, TX. 74847

10.881 ACRES TRACT 4
 STEPHEN F. AUSTIN SURVEY
 ABSTRACT NO. 1
 LEE COUNTY, TEXAS

Computation Date: 6/26/20 Drawn by: DM/BL
 Scale: 1"=200' Surveyed by: BL/JA
 Project No. S19-203 Checked by: BL



In Re: 10.881 Acres (Tract 4)
Part of the residue of a called 141.710 Acre tract
Part of a called 1.308 Acre tract
Stephen F. Austin Survey
Abstract No. 1
Lee County, Texas

All that certain tract or parcel of land situated in Lee County, Texas, being a part of the Stephen F. Austin Survey, Abstract No. 1, being a part of the residue of a called 141.710 Acre tract conveyed from Karen A. Berndt, et al to Secure Covenant Interests, LTD by deed dated March 6, 2020, recorded in Volume 1268, Page 263 of the Real Property Records of Lee County and a part of a called 1.308 Acre tract conveyed from Jearlean Wade, et al to Secure Covenant Interests, LTD by Deed dated June 24, 2020, recorded in Volume 1277, Page 075 of the said Real Property Records of Lee County, Texas and being more particularly described by metes and bounds as follows to wit:

COMMENCING at a found 6" wooden fence corner post on the southeast Right-of-Way line of F.M. Highway 141, at the south corner of a called 1.00 Acre tract conveyed to the Rising Star Baptist Church in Volume 65, Page 309, for the common west corner of the said residue of the 141.710 Acre tract and of this tract;

THENCE S 48°19'19" E - 710.79' to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" along the common line between the said southeast Right-of-Way line of F.M. Highway 141 and the said residue of the 141.710 Acre tract to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" for the POINT OF BEGINNING and the west corner of this tract;

THENCE entering the said residue of the 141.710 Acre tract for division for the following courses and distances:

N 38°34'58" E - 50.12' to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" for an exterior ell corner of this tract;
N 57°00'39" E - 507.46' to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" for an exterior ell corner of this tract;
N 82°08'42" E - 722.54' to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" for the north corner of this tract;
S 28°36'47" E - 58.30' to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" on the common line between the said residue of the 141.710 Acre tract and a called 1.882 Acre tract conveyed to Jearlene Wade, et al in Volume 1277, Page 087, for the east corner of this tract;

THENCE S 33°29'41" W - 109.88' along the common line between the said residue of the 141.710 Acre tract and the said 1.308 Acre tract, respectively, and the said 1.882 Acre tract and the residue of a called 9 Acre tract conveyed to Rayford Benson, et al in Volume 80, Page 327, respectively, to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" for an exterior ell corner of this tract;

THENCE crossing the said 1.308 Acre tract and re-entering the said residue of the 141.710 Acre tract, for division, for the following courses and distances:

S 69°03'32" W - 212.11' to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" for an interior ell corner of this tract;
S 12°05'29" W - 330.78' to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" for an exterior ell corner of this tract;

Triad Surveying, Inc.
Firm Registration No. 10007900
P.O. Box 1489
Rockdale, TX 76567
(512) 446-3457

Project No. S19-203

S 44°05'05" W - 297.36' to a found ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" on the common line between the said residue of the 141.710 Acre tract and the residue of a called 9.25 Acre tract conveyed to Kevin Gregory in Volume 1122, Page 1068, for the south corner of this tract;

THENCE along the said common line between the said residue of the 141.710 Acre tract and the said residue of the 9.25 Acre tract for the following courses and distances:

N 77°23'31" W - 242.69' to a found ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" for an exterior ell corner of this tract;

N 62°36'18" W - 261.56' to a found ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" for an exterior ell corner of this tract;



N 49°53'04" W - 189.33' to a found ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" on the said southeast Right-of-Way line of F.M. Highway 141, at the north corner of the said 9.25 Acre tract, for an exterior ell corner of this tract;

THENCE N 48°19'19" W - 69.37' along the said common line between the said southeast Right-of-Way line of F.M. Highway 141 and the said residue of the 141.710 Acre tract to the POINT OF BEGINNING containing within these metes and bounds 10.881 Acres of land.

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 26th day of June, 2020.


Bradley L. Lipscomb, RPLS 

FILED AND RECORDED

NOV 04 2022



Sharon Blasig
SHARON BLASIG
COUNTY CLERK, LEE COUNTY, TEXAS

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