

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: September 30, 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

OCT 11 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.): 1st day of November, 2022.

PLACE OF SALE OF PROPERTY (including county):

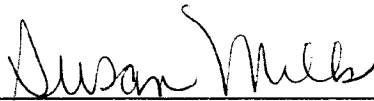
County Courthouse of Lee County, Giddings, Texas, at area designated by County Commissioners for said sales.

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. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5952, OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THIS PLAN HEREON AND FIELD NOTES ATTACHED TRULY AND CORRECTLY REPRESENTING THE ACTUAL LOCATION AND IMPROVEMENTS AS SHOWN THEREON. THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF INTERESTS, OR OTHER MATTERS WHICH REQUIRE CORRECTION AS SHOWN AND PRESENTED HAS NECESSITY TO AND FROM A DEDICATED ROADWAY AND IS NOT WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD HAZARD MAP NO. 4826703000C, LEE COUNTY, TEXAS, WHICH IS THE CURRENT FLOOD HAZARD INFORMATION PROVIDED TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY "A" CONDITION "M" SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 29th DAY OF JUNE, 2020.

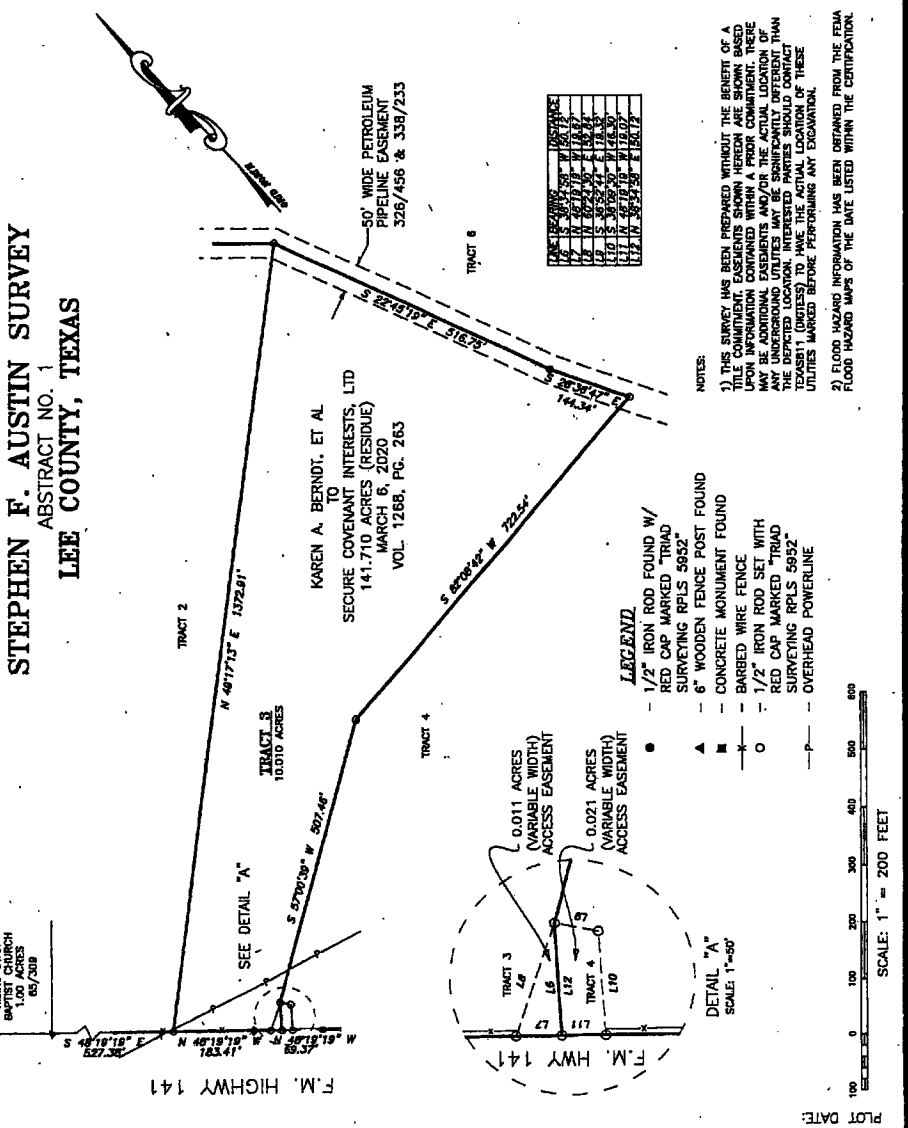


BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE

AAA SURVEYING
 SURVEYING, INC. FIRM REGISTRATION NO. 10007900
 1311 WEST CAMERON P.O. BOX 1489 ROCKDALE, TX, 74867

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

Completion Date: 6/26/20 Drawn by: DM/BL
 Scale: 1"=200' Surveyed by: BL/JA
 PROJECT NO. ST9-203 Checked by: BL





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;

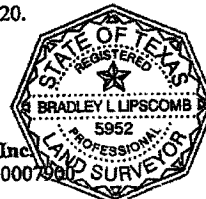
THENCE N 48°19'19" W - 183.41' along the said common line between the said southeast Right-of-Way line of F.M. Highway 141 and the said residue of the 141.710 Acre tract to the POINT OF BEGINNING containing within these metes and bounds 10.010 Acres of land.

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. 1000790
P.O. Box 1489
Rockdale, TX 76567
(512) 446-3457

Project No. S19-203

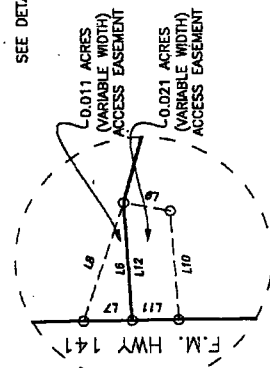
STEPHEN F. AUSTIN SURVEY ABSTRACT NO. 1 LEE COUNTY, TEXAS

BRADING STAR
BURNING CATCH
1.00 ACRES
66/306

BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952
 HAS REVIEWED THIS SURVEY AND CERTIFIES THAT THE SURVEY
 UNDERWRITER, LENDER, MORTGAGE CO. AND/OR PURCHASER THAT THIS SURVEY
 WAS MADE ON THE GROUND; THIS PLAN HEREON AND FIELD NOTES ATTACHED
 TRULY AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS
 SURVEY. THE SIZE, LOCATION, BOUNDARIES, ENCROACHMENTS, CONFLICTS
 ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR
 ROADS IN PLACE EXCEPT AS SHOWN; SAID PROPERTY HAS ACCESS TO AND FROM
 A DEDICATED HIGHWAY AND IS NOT WITHIN A FLOOD HAZARD AREA ACCORDING
 TO THE LATEST FLOOD HAZARD DATA AVAILABLE TO THE CURRENT TEXAS SOCIETY
 OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY
 1A, CONDITION IV, SURVEY.
 GIVEN UNDER MY HAND AND SEAL THIS 26TH DAY OF JUNE, 2020.



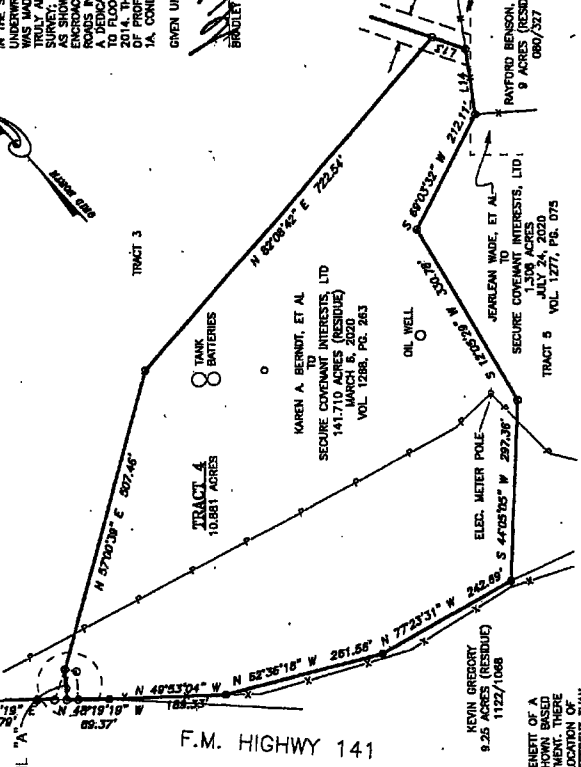
BRADLEY L. LIPSCOMB, RPLS



LINE	BEARING	DISTANCE
1	S 35°13'30" W	160.17
2	N 0°17'10" W	113.97
3	S 89°52'41" E	178.54
4	S 35°13'30" W	160.17
5	N 0°17'10" W	113.97
6	S 89°52'41" E	178.54
7	N 0°17'10" W	113.97
8	S 89°52'41" E	178.54
9	N 0°17'10" W	113.97
10	S 89°52'41" E	178.54
11	N 0°17'10" W	113.97
12	S 89°52'41" E	178.54
13	N 0°17'10" W	113.97
14	S 89°52'41" E	178.54

NOTES:

- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. CLAIMS WITHIN A PERIOD COMMITMENT, THERE MAY BE ADDITIONAL EASEMENTS AND/OR THE ACTUAL LOCATION OF ANY UNDERGROUND UTILITIES MAY BE SIGNIFICANTLY DIFFERENT THAN THE DEPICTED LOCATION. INTERESTED PARTIES SHOULD CONTACT THE SURVEYOR (OR HIS AGENT) TO HAVE THE ACTUAL LOCATION OF THESE UTILITIES MARKED BEFORE PERFORMING ANY CONSTRUCTION.
- 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/ SURVEYING REELS
 - CONCRETE MONUMENT FOUND
 - BARRIED WIRE FENCE
 - 1/2" IRON ROD SET WITH RED CAP MARKED "TRAD"
 - SURVEYING RPLS 5952
 - OVERHEAD POWERLINE

TRIA SURVEYING, INC.
 FIRM REGISTRATION NO. 10007900
 1311 WEST CAMERON P.O. BOX 1488 ROCKDALE, TX. 75847

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

Completion Date: 6/26/20 Drawn by: DM/BL
 Scale: 1"=200' Shaded by: BL/JA
 PROJECT NO. S19-203 Checked by: BL

PLOT DATE:



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;

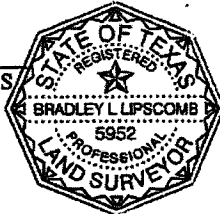
THENCE N 48°19'19" W - 69.37' along the said common line between the said southeast Right-of-Way line of F.M. Highway 141 and the said residue of the 141.710 Acre tract to the **POINT OF BEGINNING** containing within these metes and bounds 10.881 Acres of land.

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

OCT 11 2022




SHARON BLASIG
COUNTY CLERK, LEE COUNTY TEXAS

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