

Notice of Substitute Trustee's Sale

Date: **April 22, 2024**

Substitute Trustee: **Wm. B. Wright, Jr.**

Trustee's Address: **P. O. Box 227, Cisco, Texas 76437**

Mortgagee/Lender: **CBLR Exploration, LLC, a Texas limited liability company**

Note: **Note dated December 13, 2022 in the original amount of \$38,293.00 executed by Anna Patricia Guevara and payable to CBLR Exploration, LLC, a Texas limited liability company**

Deed of Trust

Date: **December 13, 2022**

Grantor: **Anna Patricia Guevara, a married woman**

Mortgagee/Lender: **CBLR Exploration, LLC, a Texas limited liability company**

Recording information: Eastland County Clerk's Instrument No. 2022-004026 of the Official Public Records of Eastland County, Texas.

Property:

A 9.456 acre tract of land consisting of 4.134 acres out of and part of the T. C. Moore Survey (of the N/2 of H. & T. C. RR. Co. Survey No. 84, Block 4), Abstract No. 831, Eastland County, Texas and 5.322 acres out of and part of the W. A. Rhodes Survey (of the SE/4 of H. & T. C. RR. Co. Survey No. 84, Block 4), Abstract No. 858, Eastland County, Texas. Said land being out of and part of a called 24.146 acre parent tract as conveyed in a deed to CBLR Exploration LLC recorded in Document No. 2022-001834, Official Public Records, Eastland County, Texas, and being more particularly described as follows:

Beginning at a 4" pipe in concrete found at the base of a 6" wood fence corner located in the South line of a called 212.00 acre tract as conveyed in a deed to the City of Cisco recorded in Volume 221, Page 478, Official Public Records, Eastland County, Texas for the Northeast corner of this described tract and CBLR Exploration LLC called 24.146 acre parent tract; same being the Northwest corner of a called 20.00 acre tract conveyed in a deed to the City of Cisco, recorded in Volume 305, Page 573, Deed Records, Eastland County, Texas and being located S 00°00'00" E, 2382.85 feet and N 90°00'00" W, 1283.51 feet from the Northeast corner of the T. Moore Survey.

Thence S 00°22'55" W, 415.10 feet; along the general course of an existing wire fence with the East line of this described tract and CBLR Exploration LLC called 24.146 acre parent tract; same being the West line of the City of Cisco called 20.00 acre tract, to a 1/2" rebar with survey cap #5085 set for the Southeast corner of this described tract and being the Northeast corner of a simultaneously surveyed 11.940 acre tract. 10:43 A
M.
received
CATHY JENTHO, COUNTY CLERK

Thence S 72°56'40" W, with the South line of this described tract and being the North APR 23 2024
simultaneously surveyed 11.940 acre tract, at 598.00 feet passing a 1/2" rebar with survey cap #5085 found for the Northwest corner of a simultaneously surveyed 11.940 acre tract, EASTLAND COUNTY, TEXAS
being the Northeast corner of a called 3.020 acre tract as conveyed in a deed to Justin & Erica Deputy
Richter recorded in Document No. 2022-002659, Official Public Records, Eastland County, Texas
and continuing along the same course a total distance of 959.73 feet to a 1/2" rebar with survey DL

cap #5085 found in the East line of State Highway 6 (a variable width asphalt paving roadway) for the Southwest corner of this described tract and being the Northwest corner of Justin & Erica Richter called 3.020 acre tract.

Thence along the general course of an existing wire fence with the West line of this described tract and CBLR Exploration LLC called 24.146 acre parent tract; same being the East line of State Highway 6 as follows: Thence N 15°09'28" W, 24.83 feet to a concrete monument found for corner; Thence N 11°04'07" W, 202.51 feet along the Long Chord of a curve to the right, said curve having a Delta Angle of 04°05'02", a Radius of 2841.84 feet, and Arc Length of 202.55 feet, to a 1/2" rebar with survey cap #5085 found for the Westernmost Northwest corner of this described tract. Said point also being the Southwest corner of the remaining portion (approximately 2.00 acres) out of and part of Tracts 1 and 2 as conveyed in a deed to Marcey Carol Beebe recorded in Volume 2168, Page 227, Official Public Records, Eastland County, Texas. •

Thence N 90°00'00" E, 266.30 feet; along the general course of an existing wire fence with the North line of this described tract and CBLR Exploration LLC called 24.146 acre parent tract; same being the remaining portion of Marcey Beebe called Tract 2, to a 1/2" rebar with survey cap #5085 found for an interior corner of this described tract and being the Southeast corner of the remaining portion of Marcey Carol Beebe tract.

Thence N 00°00'43" W, 306.31 feet; along the general course of an existing wire fence with the West line of this described tract and CBLR Exploration LLC called 24.146 acre parent tract; same being the East line of the remaining portion of Marcey Beebe called Tracts 1 & 2, to a 1/2" iron rod found at the base of a wood fence corner for an angle point of this described tract. Said point also being the Southeast corner of a called 3.32 acre tract as conveyed in a deed to George Pointer recorded in Volume 2284, Page 204, Official Public Records, Eastland County, Texas.

Thence N 01°19'20" E, 170.08 feet; with the West line of this described tract and CBLR Exploration LLC called 24.146 acre parent tract; same being the East line of George Pointer called 3.32 acre tract to a 3" metal fence corner found in the South line of a called 20.092 acre tract conveyed in a deed to the City of Cisco recorded in Volume 787, JPage.302, Deed Records, Eastland County, Texas for the Northwest corner of this described tract and CBLR Exploration LLC called 24.146 acre parent tract.

Thence S 89°47'44" E, along the general course of an existing wire fence with the North line of this described tract and CBLR Exploration LLC called 24.146 acre parent tract; same being the South line of the City of Cisco called 20.092 acre tract and called 212.00 acre tract, at 555.94 feet passing a 4" by 4" concrete monument and continuing along the same course a total distance of 695.51 feet to the place of beginning and containing 9.456 acres of land. Bearings on the above described 9.456 acre tract of land and accompanying Williamson Surveying Plat JB1 t353DW were based upon Grid North as per G. P. S. Surveying System WGS84.

County: **Eastland**

Date of Sale (first Tuesday of month): June 4, 2024

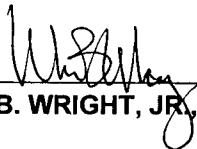
Time of Sale: 10:00 A.M.

Place of Sale: Eastland County Courthouse in Eastland, Texas, at the following location: The South entrance of the Courthouse (sometimes referred to as the Commerce Street entrance), Eastland, Eastland County, Texas.

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.

Walker Law Group, PLLC is the Trustee under the Deed of Trust. Mortgagee/Lender has appointed **Wm. B. Wright, Jr.**, as Substitute Trustee under the Deed of Trust. Mortgagee/Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at a 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. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



WM. B. WRIGHT, JR., Substitute Trustee