

POSTED  
This 15<sup>th</sup> day of March, 2022  
At 3:25 o'clock, P M  
MICHELLE B. URRABAZO  
County Clerk, Zavala County, Texas  
By JBalderas

## Notice of Trustee's Sale

Date: March 14, 2022

Trustee/Substitute Trustee: Gary Glick or Renata Castro or Jane Whaley

Trustee/Substitute Trustee's Address: 1301 S. Capital of Texas Highway, Suite A234, Austin, Texas 78746

Lender: Frazier Land & Cattle Company, Ltd.

Note: Real Estate Lien Note ("Note") in the original principal amount of \$53,500.00, executed by Jose E. Balderas, Jr. and Linda J. Balderas ("Borrower") and payable to the order of Lender

Deed of Trust

Date: May 14, 2020

Grantor: Jose E. Balderas, Jr. and Linda J. Balderas

Lender: Frazier Land & Cattle Company, Ltd.

Recording information: Instrument No. 098709 of the real property records of Zavala County, Texas

Property: Tract 21, containing 10.69 acres of land, being a part of that 310.74 acres described in a deed to Frazier Land & Cattle Company, Ltd. by Instrument No. 086055, Official Public Records of Zavala County, Texas, more fully described on Exhibit A together with all improvements, fixtures, and appurtenances thereto and mortgaged in the Deed of Trust and all rights and appurtenances thereto

County: Zavala County, Texas

Date of Sale (first Tuesday of month): April 5, 2022

Time of Sale: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 11:00 A.M.**


Place of Sale: Front courthouse door of the Zavala County Courthouse located at 200 East Uvalde, Crystal City, Texas 78839

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.

Gary Glick is Trustee under the Deed of Trust. Lender has appointed Gary Glick, Renata Castro and Jane Whaley as Trustees under the Deed of Trust. Lender has instructed Trustees to offer the Property for sale toward the satisfaction of the Note.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) 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 LENDER OR MORTGAGE SERVICER.**

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." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. 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.



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Trustee – Renata Castro

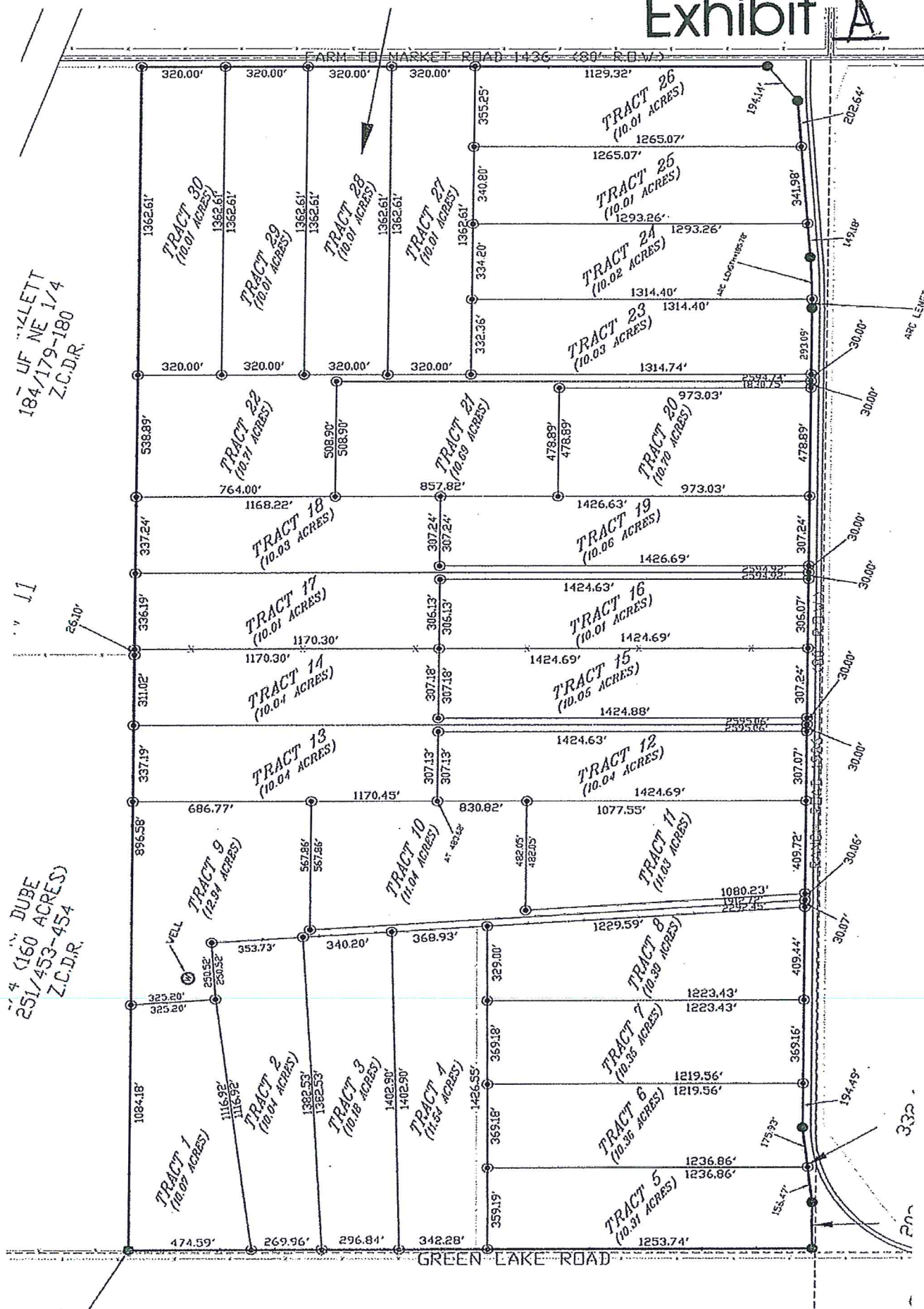
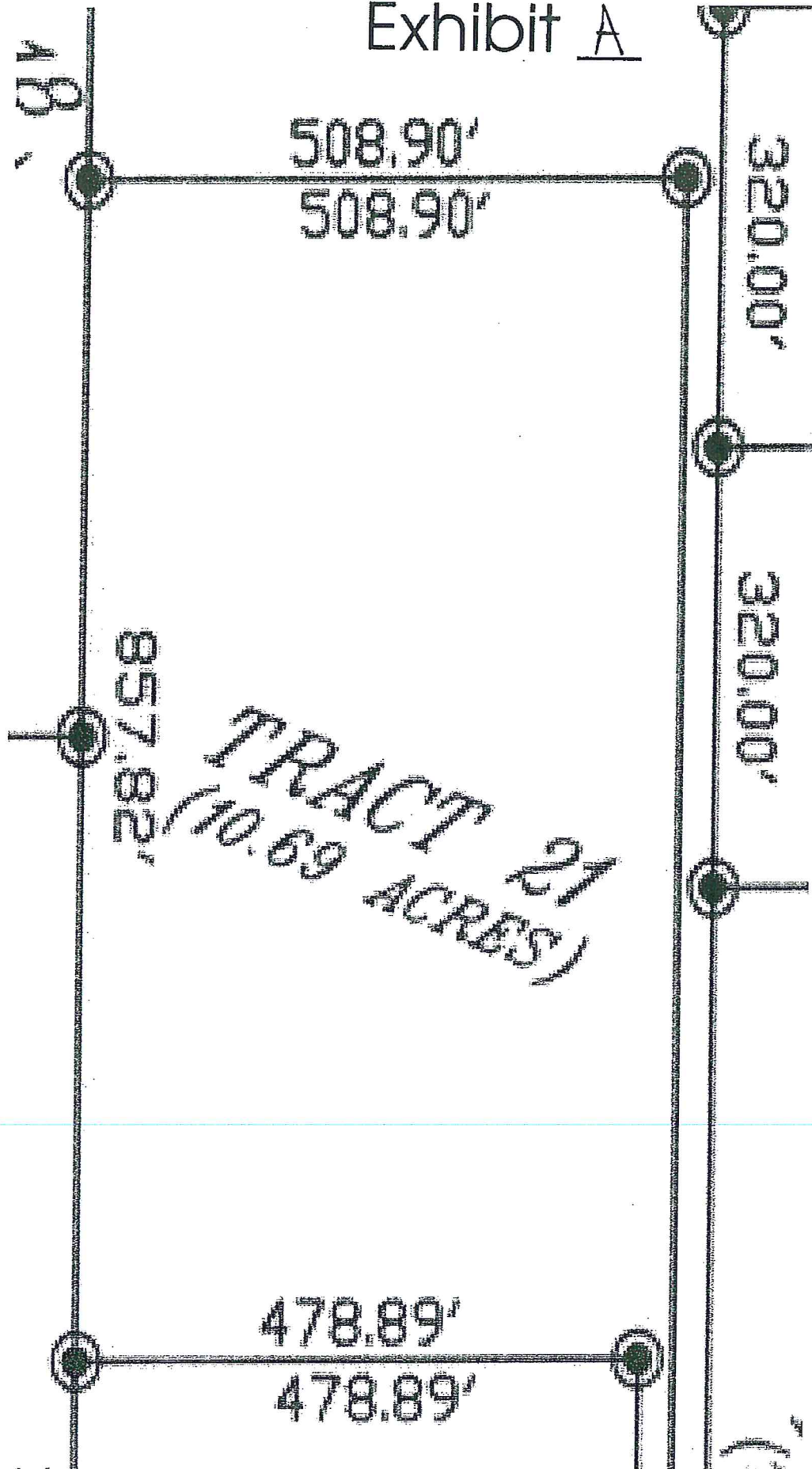




Exhibit A



# EXHIBIT A

## D. G. Smyth & Company, Inc.

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*"A Statewide Professional Land Surveying Service Company"*

**1022 Garner Field Road, Suite D**

**Uvalde, Texas 78801**

**Office Tel. (830) 591-0858**

**Fax (830) 591-0863**

### **FIELD NOTES FOR A SEVERANCE SURVEY OF TRACT 21 (10.69 ACRES) COMPLETED NOVEMBER 14, 2012**

Being a severance survey of Tract 21 (10.69 acres), being out of and a part of that same certain tract called 310.74 acres described in conveyance document to Frazier Land & Cattle Company, Ltd., recorded in Volume 338, Pages 709-714 of the Zavala County Official Public Records, Zavala County, Texas and being more particularly described by metes and bounds as follows: (The courses, distances, areas and any coordinates cited herein or shown on the corresponding plat conform to the Texas Coordinate System, North American Datum 1983 (86), Texas South Central Zone and were derived from an OPUS provided solution of GPS observations made from a 1/2" steel stake set on September 21, 2012 with coordinates of N= 13544618.48' & E= 1689875.47' and bearing N 66° 59' 06" E at a distance of 1334.17 feet from the following point of beginning.) (Any corners or reference stakes called for as being set are marked on the ground with 1/2" diameter steel stakes with plastic identification caps stamped "SMYTH/2046" unless otherwise noted or shown.)

**BEGINNING** at a 1/2" diameter steel stake, set located at S.P.C. N=13544096.86' & E=1688647.49' at a point along the northwesterly right-of-way of Ranch Road 1986 (80' R.O.W.), for the east corner of that same certain tract called Tract 20 (10.70 acres) simultaneously surveyed this same day, at a point along the southeasterly line of said parent tract, and for the south corner of the herein described tract, from which a 1/2" steel stake, found as previously set for the west corner of said parent tract bears N 75° 07' 55" W at a distance of 4606.63 feet;

**THENCE:** N 19° 23' 27" W, with the northeasterly line of said Tract 20 for a distance of 973.03 feet to a 1/2" diameter steel stake, set for the north corner of said Tract 20, and for a reentrant corner of the herein described tract;

**THENCE:** S 70° 34' 25" W, with the northwesterly line of said Tract 20 for a distance of 478.89 feet to a 1/2" steel stake, set at a point along the northeasterly line of that same certain tract called Tract 19 (10.06 acres) simultaneously surveyed this same day, for the west corner of said Tract 20, and for the southwest corner of the herein described tract;

# EXHIBIT A

**THENCE:** N 19° 23' 27" W, with the northeasterly line of said Tract 19, at 453.60 feet passing the north corner of said Tract 19 and a southeast corner of that same certain tract called Tract 18 (10.03 acres) simultaneously surveyed this same day, continuing along the same course for a total distance of 857.82 feet to a ½" diameter steel stake, set for the southwest corner of that same certain tract called Tract 22 (10.71 acres) simultaneously surveyed this same day, and for the west corner of the herein described tract;

**THENCE:** N 70° 35' 07" E, with a southeasterly line of said Tract 22 for a distance of 508.90 feet to a ½" diameter steel stake, set for a reentrant corner of said Tract 22, and for the north corner of the herein described tract;

**THENCE:** S 19° 23' 27" E, with a southwesterly line of said Tract 22 for a distance of 1830.75 feet to a ½" diameter steel stake, set at a point along the northwesterly right-of-way of Ranch Road 1986, for the south corner of said Tract 22, and for the east corner of the herein described tract;

**THENCE:** S 70° 34' 25" W, with the northwesterly right-of-way of Ranch Road 1986 for a distance of 30.00 feet to the **PLACE OF BEGINNING** and containing 10.69 acres of land within the herein described boundary, according to an actual survey made on the ground by D. G. Smyth & Co., Inc. and completed on November 14, 2012.

THE SENSE OF SENSE,  
COURTESY OF WILSON.

It is hereby certified that the foregoing field note description and  
Attached plat were prepared from an actual on the ground survey  
Made by personnel working under my direct supervision and that  
Same are true and correct according to same said survey.



D. G. Smyth Registered Professional Land Surveyor  
Reg. No. 2046  
JOB # 12-4630 TRACT 21

