

Notice of Substitute Trustee Sale

T.S. #: 26-18972

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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: **9/1/2026**
 Time: The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter.
 The sale will be completed by no later than **4:00 PM**
 Place: **Guadalupe County Courthouse in New Braunfels, Texas, at the following location:
 Guadalupe County Courthouse, 101 E. Court Street, Seguin, TX 78155 OR IN
 THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT
 TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

Property To Be Sold - The property to be sold is described as follows:

LOT 248, BLOCK 5, DEER CREST, UNIT 5, GUADALUPE COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE(S) 74-75, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 5/20/2024 and is recorded in the office of the County Clerk of Guadalupe County, Texas, under County Clerk's File No 202499013616, recorded on 6/12/2024, of the Real Property Records of Guadalupe County, Texas.
 Property Address: 419 BLACKTAIL DRIVE NEW BRAUNFELS, TX 78130

Trustor(s):	IVAN VALDIVIA AND KAREN ALEXA ALVAREZ PADILLA	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR KBHS HOME LOANS, LLC, ITS SUCCESSORS AND ASSIGNS
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Current Beneficiary:	Guaranteed Rate, Inc.	Loan Servicer:	ServiceMac, LLC
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Current Substituted Trustees:	Auction.com, LLC, Troy Martin, Deborah Martin, Cassie Martin, Terri Martin, Shelby Martin, Alexis Martin, Jennyfer Sakiewicz, Martha Rossington, Reyn Rossington, Rick Snoke, Wayne Daughtrey, Prestige Default Services, LLC, Agency Sales and Posting LLC, Prestige Posting And Publishing LLC
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The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

POSTED
 _____ A.M. 2:50 P.M.

JUN 11 2026
 TERESA KIEL, County Clerk
 Guadalupe County Texas
 By *Teresa Kiel* Deputy

T.S. #: 26-18972

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by IVAN VALDIVIA AND KAREN ALEXA ALVAREZ PADILLA, HUSBAND AND WIFE. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$259,771.00, executed by IVAN VALDIVIA AND KAREN ALEXA ALVAREZ PADILLA, HUSBAND AND WIFE, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR KBHS HOME LOANS, LLC, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of IVAN VALDIVIA AND KAREN ALEXA ALVAREZ PADILLA, HUSBAND AND WIFE to IVAN VALDIVIA AND KAREN ALEXA ALVAREZ PADILLA. Guaranteed Rate, Inc. is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Guaranteed Rate, Inc.
c/o ServiceMac, LLC
9726 Old Bales Road, Suite 200
Fort Mill, South Carolina 29707-7882
(844)-478-2622

T.S. #: 26-18972

Dated: 06/11/2024

Auction.com, LLC, Troy Martin, Deborah Martin, Cassie Martin, Terri Martin, Shelby Martin, Alexis Martin, Jennyfer Sakiewicz, Martha Rossington, Reyn Rossington, Rick Snoke, Wayne Daughtrey, Prestige Default Services, LLC, Agency Sales and Posting LLC, Prestige Posting And Publishing LLC

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (800) 793-6107
Website: www.auction.com

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 3/17/2021	Grantor(s)/Mortgagor(s): COREY JAMAL BRIGGS, A SINGLE MAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GARDNER FINANCIAL SERVICES LTD, DBA LEGACY MUTUAL MORTGAGE, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Planet Home Lending, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 202199009324	Property County: GUADALUPE
Mortgage Servicer: Planet Home Lending, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 321 Research Parkway, Meriden, CT 45342
Date of Sale: 9/1/2026	Earliest Time Sale Will Begin: 1:00 PM
Place of Sale of Property: Guadalupe County Courthouse, 101 E. Court Street, Seguin, TX 78155 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 19, BLOCK 9, SADDLE CREEK RANCH SUBDIVISION UNIT-3, CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 789 OF THE MAP AND/OR PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Auction.com, LLC, Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Terri Martin, Bob Frisch, Wayne Daughtrey or Vicki Rodriguez, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

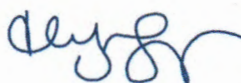
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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 MORTGAGEE OR MORTGAGE SERVICER.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

Dated: 6/8/2026

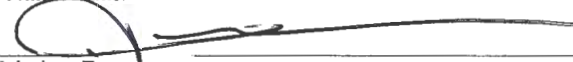


Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Planet Home Lending, LLC

Dated: 06/11/2026

Terri Martin

Printed Name:




Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075
<https://sales.mccarthyholthus.com/>

POSTED

A.M. 2:54 P.M.

JUN 11 2026

TERESA KIEL, County Clerk
Guadalupe County Texas

By  Deputy

MH File Number: TX-26-128718-POS
Loan Type: VA


POSTED

A.M. 1:29 P.M.

JUN 18 2026

TERESA KIEL, County Clerk

Guadalupe County Texas

By  Deputy

Vylla Solutions, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 25-38261

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 9/6/2024, Julia Gomes, an unmarried person, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Allan B Polunsky, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Carrington Mortgage Services, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$420,964.00, payable to the order of Carrington Mortgage Services, LLC, which Deed of Trust is Recorded on 9/17/2024 as Volume 202499022445, Book, Page, in Guadalupe County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: **277 NESBIT LANE SEGUIN, TX 78155**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Dustin George, Auction.com, LLC, Agency Sales and Posting LLC, Xome Inc., Prestige Posting and Publishing, LLC, Tejas Corporate Services LLC, NFPDS-TX LLC**, or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 500 N. State College Blvd., Suites 1030, 1300 & 1400, Orange, CA 92868, is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **9/1/2026 at 11:00 AM**, or no later than three (3) hours after such time, in **Guadalupe County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **The north porch of the Guadalupe County Courthouse**

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgageors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgageor, the Mortgagee, or the Mortgagee's Attorney.

Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a substitute trustee's deed will be issued for covered transfers. The Buyer may be required to pay charges associated with the gathering and reporting of information to FinCEN. Additional information regarding these regulations and the required transferee information and certifications can be found at:

<https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and https://www.fincen.gov/rre-faqs#D_5

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.

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 MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this 6/17/2026

WITNESS, my hand this 6/18/26

Kavonnah Dobson

By: Kavonnah Dobson, Sr. Trustee Sale Specialist
Vylla Solutions, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
500 N. State College Blvd., Suite 1400A
Orange, CA 92868

Sh Martin (Shelby Martin)

By: Substitute Trustee(s)
Dustin George, Auction.com, LLC, Agency Sales
and Posting LLC, Xome Inc., Prestige Posting and
Publishing, LLC, Tejas Corporate Services LLC,
NFPDS-TX LLC
C/O Vylla Solutions, LLC
500 N. State College Blvd., Suite 1400A
Orange, CA 92868

EXHIBIT "A"

The following described property situated in the County of Guadalupe, State of Texas, to-wit:

Tract A-1.000 Acre Tract

Being a 1.000 acre tract situated in the Jesus Cantu Survey, A-9, Guadalupe County, Said 1.000 acre tract is off the west side of the residue of a tract called 13 acres in conveyance from Gibson Nesbit, Jr. and wife, Jeanne Nesbit to Michael T. Nesbit and wife Lucy Nesbit recorded October 20, 2003 in Volume 1921, Page 609 of the Official Records of said county and being described by metes and bounds as follows:

Beginning at a 1/2 inch diameter rebar set with cap (B&A) marking the northeast corner of the tract herein described lying in the common line of said residue 13 acre tract and a tract called 19.170 acres in conveyance from Orlando Aubrey Schneider and wife, Mary Schneider and Glenn Ross Schneider and wife, Jeanine Schneider to Craig R. Schneider, a single man recorded November 1, 2001 in Volume 1649, Page 210 of the Official Records of said county, further described as being the northwest corner of a 1.145 acre tract (Tract B) this day surveyed by me.

Thence with the east line of the tract herein described, same being the west line of said 1.145 acre tract this day surveyed by me into and across said residue 13 acre tract S 00° 39' 36" W, at 30.00 feet a 1/2 inch diameter rebar set with cap (B&A) and at 210.04 feet a 1/2 inch diameter rebar set with cap (B&A) marking the southeast corner of the tract herein described, same being the southwest corner of said 1.145 acre tract this day surveyed by me lying in the common line of said residue 13 acre tract and a tract called 1.000 acre in conveyance from Michael T. Nesbit and wife, Lucy Nesbit to Henry Woodward and wife, Nancy Woodward recorded October 20, 2003 in Volume 1921, Page 622 of the Official Records of said county. Said rebar bears N 69° 26' 28" W 30.05 feet from the southeast corner of said residue 13 acre tract, same being the southwest corner of called Exhibit 'B' (2.00 acres) in conveyance from Gibson Nesbit, Jr. and wife, Jeanne Nesbit to Michael T. Nesbit and wife, Lucy Nesbit recorded September 20, 1996 in Volume 1229, Page 626 of the Official Records of said county.

Thence with the south line of the tract herein described, same being the common line of said residue 13 acre tract with that of said 1.000 acre Woodward tract and a tract called 11.516 acres in conveyance from Michael T. Nesbit and wife, Lucy Nesbit to Henry Woodward and wife, Nancy Woodward recorded December 23, 2003 in Volume 1946, Page 733 of the Official Records of said county N 89° 28' 28" W (called S 89° 27' 45" E in Volume 1946, Page 733) 207.28 feet to a 1/2 inch diameter rebar found at a two-way fence corner post marking the southwest corner of the tract herein described, same being the southwest corner of said residue 13 acre tract and a re-entrant corner of said 11.516 acre tract,

Thence with the west line of the tract herein described N 00° 34' 04" E 209.92 feet (called S 00° 35' 54" W 209.93 feet in Volume 1946, Page 733) to a 1/2 inch diameter rebar found at a three-way fence corner post marking the northwest corner of the tract herein described, same being the northwest corner of said residue 13 acre tract, the north most northeast corner of said 11.516 acre tract lying in the south line of said 19.170 acre tract.

Thence with the north line of the tract herein described, same being a segment of the common line of said residue 13 acre tract and said 19.170 acre tract S 89° 28' 25" E (called S 89° 28' E in Volume 499, Page 725) 207.62 feet to the place of beginning and containing 1.000 acre of land.

Basis of bearings is obtained from the Deed of 2.00 acre tract in Volume 1220, Page 626 of the Official Records of said county.

30' Access & Utility Easement (For the benefit of Tract A -1.000 Acre Tract):

Being a 30' access & utility easement situated in the Jesus Cantu Survey, A-9, Guadalupe County,

Said 30' access & utility easement is comprised of part of a tract called exhibit "A" (1.00 acre) in conveyance from Gibson Nesbit, Jr. and wife, Jeanne Nesbit to Michael T. Nesbit and wife, Lucy Nesbit recorded September 20, 1996 in Volume 1229, Page 626 of the Official Records of said county, part of a tract called 1.002 acres in a Correction Deed from Michael T. Nesbit and Lucy C. Nesbit, husband and wife to Pete Riojas, Jr. and Amy P. Riojas, husband and wife recorded January 26, 2022 in Document Number 202299002871 of the Official Records of said county, part of a tract called northerly 1 acre out of 2.00 acres in conveyance from Michael T. Nesbit and Lucy C. Nesbit, husband and wife to Pete Riojas, Jr. and Amy P. Riojas, husband and wife recorded August 14, 2001 in Volume 1625, Page 547 of the Official Records of said county (Correction Deed filed in Document Number 202299002871), and part of the residue of called 13 acres in conveyance from Gibson Nesbit, Jr. and wife, Jeanne Nesbit to Michael T. Nesbit and wife, Lucy Nesbit recorded October 20, 2003 in Volume 1921, Page 609 of the Official Records of said county and being described by mates and bounds as follows:

Beginning at a 1/2 inch diameter rebar found (smooth) marking the northeast corner of the easement herein described, same being the northeast corner of said Exhibit "A" (1.00 acre tract) recorded in Volume 1229, Page 626, same being the southeast corner of a tract called 19.170 acres in conveyance from Orlando Aubrey Schneider and wife, Mary Schneider and Glenn Rosa Schneider and wife Jeanine Schneider to Craig R. Schneider, a single man recorded November 1, 2001 in Volume 1649, Page 210 of the Official Records of said county lying in the west line of Schneider Road (aka County Road Number 421)

Thence with the east line of the herein described easement, same being a segment of the common line of said Exhibit "A" (1.00 acre) in Volume 1229, Page 626 and said Schneider Road S 00° 39' 36" W (called S 00° 38' 37" W) 30.00 feet to the southeast corner of the easement herein described.

Thence with the south line of the herein described easement into and across said Exhibit "A" (1.00 acre tract) in Volume 1229, Page 626, said 1.002 acre tract in Volume 202299002871, and said Tract B (1.145 acre tract) this day surveyed by me as follows:

N 89° 28' 00" W 207.55 feet to point marking lying in the common line of said Exhibit "A" (1.00 acre tract) and said 1.002 acre tract.

N 89° 26' 00" W 207.58 feet to point lying in the common line of said 1.002 acre tract and said Tract B (1.145 acre tract) this day surveyed by me, and

N 89° 28' 00" W 237.38 feet to the southwest corner of the easement herein described lying in the common line of said Tract B (1.145 acre tract) this day surveyed by me and a 1.000 acre tract (Tract A) this day surveyed by me.

Thence with the west line of the easement herein described, same being a segment of the common line of said Tract B (1.145 acre tract) this day surveyed by me and said Tract A (1.000 acre tract) this day surveyed by me N 00° 39' 36" E 30.00 feet to a 1/2 inch diameter rebar set with cap (B&A) marking the northwest corner of the easement herein described, same being the northeast corner of said Tract A (1.000 acre tract) this day surveyed by me, northwest corner of said Tract B (1.145 acre tract) this day surveyed by me lying in the south line of said 19.170 acre tract.

Thence with the north line of the easement herein described, same being the common line of said Tract B (1.145 acre tract), said 1.002 acre tract, and said Exhibit "A" (1.00 acre tract) with that of said 19.170 acre tract as follows:

S 89° 28' 25" E 30.05 feet to a 1/2 inch diameter rebar found marking the northeast corner of said residue 13 acre tract, northwest corner of called Exhibit "B" (2.00 acres) in conveyance from Gibson Nesbit, Jr. and wife, Jeanne Nesbit to Michael T. Nesbit and wife, Lucy Nesbit recorded September 20, 1996 in Volume 1229, Page 626 of the Official Records of said county and S 89° 28' 00" E, at 207.33 feet a 1/2 inch diameter rebar set with cap (B&A) marking the northeast corner of said Tract B (1.145 acre tract), northwest corner of said 1.002 acre tract, at 414.91 feet a 1/2 inch diameter rebar found marking the northeast corner of said 1.002 acre tract, northwest corner of said Exhibit "A" (1.00 acre tract), and at 622.48 feet the place of beginning.

202499022445

I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
09/17/2024 10:21:00 AM PAGES: 18 LEAH
TERESA KIEL, COUNTY CLERK



Teresa Kiel