

Notice of [Substitute] Trustee Sale

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.

1. Date, Time and Place of Sale.

Date: 04/05/2022

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: Austin County, Texas at the following location: **INSIDE THE FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 118 Shupak Rd., Bellville, TX 77418-3801

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/12/2006 and recorded 04/24/2006 in Document 062347, real property records of Austin County, Texas, with **EDWARD UTTER A SINGLE PERSON AND TAMMY ADAMS A SINGLE PERSON**, grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION**, as Lender, Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT5, Asset-Backed Certificates, Series 2006-OPT5, as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **EDWARD UTTER A SINGLE PERSON AND TAMMY ADAMS A SINGLE PERSON**, securing the payment of the indebtedness in the original principal amount of \$76,950.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT5, Asset-Backed Certificates, Series 2006-OPT5 is the current mortgagee of the note and deed of trust or contract lien.



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6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. **Property to be sold:** The property to be sold is described as follows:

FIELD NOTES OF A SURVEY OF A 0.815 ACRE TRACT OUT OF THE STEPHEN F. AUSTIN FOUR LEAGUE GRANT, ABSTRACT NO. 4, AUSTIN COUNTY, TEXAS. SAID 0.815 ACRE TRACT BEING ALL OF THAT CALLED 0.815 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MARK ALAN EMSHOFF, RECORDED IN FILE NUMBER 026953 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 0.815 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2 INCH IRON ROD FOUND (CALLED FOR IN RECORD DEED) FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT IN THE SOUTHEAST LINE OF SHUPAK ROAD, CORNER BEING ALSO IN THE NORTHEAST LINE OF STATE HIGHWAY NO. 159;

THENCE N 07° 01' 45" E A DISTANCE OF 180.28 FEET (CALLED N 07° 02' 13" E - 180.27') WITH THE EAST LINE OF SHUPAK ROAD, SAME BEING THE WEST LINE OF THE HEREIN DESCRIBED 0.815 ACRE TRACT TO A 5/8 INCH IRON ROD SET (CAPPED FRANK SURVEYING - RECORD DEED CALLS FOR CHAIN LINK FENCE CORNER POST OF WHICH NO EVIDENCE COULD BE FOUND) FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID CORNER BEING ALSO IN THE SOUTHWEST LINE OF A CALLED 69.250 ACRE TRACT DESCRIBED IN A DEED TO WILLIS E. MICHNA, ET UX, FILE NUMBER 032519, AUSTIN COUNTY OFFICIAL RECORDS;

THENCE S 46° 20' 36" E (CALLED S 46° 20' 02" E) WITH THE NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST LINE OF THE SAID 69.250 ACRE TRACT AND AT 494.24 FEET A 1/2 INCH IRON ROD FOUND (CALLED FOR IN RECORD DEED) FOR THE SOUTH CORNER OF THE SAID 69.250 ACRE TRACT AND CONTINUING WITH THE NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST LINE OF A CALLED 98.300 ACRE TRACT DESCRIBED IN A DEED TO THE GABIG FAMILY TRUST, VOLUME 778, PAGE 43, AUSTIN COUNTY OFFICIAL RECORDS FOR A TOTAL DISTANCE OF 508.69 FEET (CALLED 508.56') TO A 1/2 INCH IRON ROD FOUND (CALLED FOR IN RECORD DEED) FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID CORNER BEING ALSO IN THE NORTHEAST LINE OF STATE HIGHWAY NO. 159;

THENCE S 44° 27' 20" W A DISTANCE OF 9.75 FEET (CALLED S 43° 39' 58" W - 9.56') WITH THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT TO A 1/2 INCH IRON ROD FOUND (CALLED FOR IN RECORD DEED) FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID CORNER BEING ALSO THE POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT AND BEING THE NORTHEAST LINE OF STATE HIGHWAY NO. 159, SAME BEING THE SOUTHWEST LINE OF THE HEREIN DESCRIBED TRACT AND HAVING A RADIUS OF 1969.83 FEET, A DELTA ANGLE OF 12° 19' 49", AN ARC LENGTH OF 423.91 FEET, AND A CHORD OF N 64° 56' 24" W A DISTANCE OF 423.10 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.815 ACRE OF LAND.

SURVEY PLAT TO ACCOMPANY FIELD NOTES.

PROJECT NO. 06-113

ALL BEARINGS ARE BASED ON THE SOUTHWEST LINE OF THE HEREIN DESCRIBED 0.815 ACRE TRACT AS DESCRIBED IN A SURVEY PLAT PREPARED BY GLEN S. ALEXANDER ON JUNE 9, 2000

2022-0001.

Notice of [Substitute] Trustee Sale

8. Mortgage Servicer Information: 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 lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

1 Mortgage Way Mt. Laurel, NJ 08054

Phone: 877-744-2506

Notice of [Substitute] Trustee Sale

9. Limitation of Damages: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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.

Date: January 26, 2022



Megan Rainelle

Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton, Glenda Hamilton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd. NE; Bldg. 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

I am *Megan Rainelle* Certificate of Posting whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on *01/27/2022* I filed this Notice of Foreclosure Sale at the office of the Austin County Clerk and caused it to be posted at the location directed by the Austin County Commissioners Court.

FILED

2022 JAN 27 AM 10:46

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
1/26/2005

Grantor(s)/Mortgagor(s):
CLIFFORD MILLS AND SPOUSE, KAREN MILLS

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR HOME MORTGAGE CONSULTANTS, INC. DBA CITYWIDE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Specialized Loan Servicing LLC

Recorded in:
Volume:
Page:
Instrument No: 050654

Property County:
AUSTIN

Mortgage Servicer:
Specialized Loan Servicing, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
6200 S. Quebec St.,
Greenwood Village, CO 80111

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 4/5/2022

Earliest Time Sale Will Begin: 1:00:00 PM

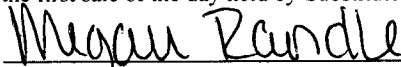
Place of Sale of Property: Austin County Courthouse, One East Main, Bellville, TX 77418 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
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.



Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Ramiro Cuevas, Jami Hutton, Aleena Litton, Alexis Banks, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Megan Randle or Ebbie Murphy or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-21-78866-POS
Loan Type: Conventional Residential

2022-0003

TX-21-78866-POS

LEGAL DESCRIPTION

BEING all that certain tract or parcel of land containing 2.000 acres of land, more or less, in the William Smeathers Survey, Abstract 90, Austin County, Texas, same being out of that certain called 8.000 acre parcel as described by deed recorded in Volume 756, Page 489 of the Official Records of Austin County, Texas, said 2.000 acre tract being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a ½ inch iron rod found for corner, same being in the common southeasterly margin of Newsome Road (width varies), same being the common most westerly corner of that certain called 1.491 acre parcel as described by deed recorded in Clerk's File No. 970076 of the Official Records of Austin County, Texas, same being the common most northerly corner of said called 8.000 acre parcel, and same being the POINT OF BEGINNING and northerly corner of the tract herein described;

THENCE, leaving said common southeasterly margin and with said common line, South 44 degrees 38 minutes 16 seconds East, a distance of 294.29 feet (called South 44 degrees 38 minutes 16 seconds East, 294.29 feet) to a ½ inch iron rod found for corner, same being the common southerly corner of said called 1.491 acre parcel, same being in the common northwesterly line of that certain called 6.6252 acre parcel as described by deed recorded in Clerk's File No. 002750 of the Official Records of Austin County, Texas, and same being the westerly corner of the tract herein described, from which a 1 inch iron pipe found for reference bears South 46 degrees 00 minutes 00 seconds West, a distance of 1,184.18 feet (called South 46 degrees 00 minutes 00 seconds West, 1,184.18 feet) (Basis of Bearings), same being the most westerly corner of said called 6.6252 acre parcel, same being in the northeasterly line of that certain called 50 acre parcel as described by deed recorded in Volume 4, Page 55 of the Deed Records of Austin County, Texas, and same being the most southerly corner of said called 8.000 acre parcel;

THENCE, with said common line, South 46 degrees 00 minutes 00 seconds West, a distance of 296.05 feet (called South 46 degrees 00 minutes 00 seconds West) to a ½ inch iron rod set for corner, same being in the common northwesterly line of said called 6.6252 acre parcel, same being in the common southeasterly line of said called 8.000 acre parcel, and same being the southerly corner of the tract herein described;

THENCE, leaving said common line, North 44 degrees 38 minutes 16 seconds West, a distance of 294.29 feet to a ½ inch iron rod set for corner, same being in the common southeasterly margin of said Newsome Road, same being in the common northwesterly line of said called 8.000 acre parcel, and same being the westerly corner of the tract herein described, from which a ½ inch iron rod found for reference bears South 46 degrees 00 minutes 03 seconds West, a distance of 888.13 feet (called South 46 degrees 00 minutes 03 seconds West), same being the most northerly corner of said called 50 acre parcel, and same being the most westerly corner of said called 8.000 acre parcel;

THENCE, with said common southeasterly margin and said common line, North 46 degrees 00 minutes 03 seconds East, a distance of 296.05 feet (called North 46 degrees 00 minutes 03 seconds East) to the POINT OF BEGINNING of the tract herein described and containing 2.000 acres of land, more or less.

FILED

2022 FEB -7 PM 1: 10

Carrie Dregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

2022-0003

2197 CARTER RD
BELLVILLE, TX 77418

0000009368523

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: April 05, 2022

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 25, 2016 and recorded in Document CLERK'S FILE NO. 162313 real property records of AUSTIN County, Texas, with JORDAN GOEBEL AKA JORDAN P GOEBEL AND KRISTA GOEBEL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JORDAN GOEBEL AKA JORDAN P GOEBEL AND KRISTA GOEBEL, securing the payment of the indebtednesses in the original principal amount of \$407,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. COLONIAL SAVINGS, F.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. COLONIAL SAVINGS, F.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o COLONIAL SAVINGS, F.A.
2626 WEST FREEWAY
BUILDING B
FORT WORTH, TX 76102



2022-0005

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.

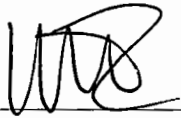
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, JULIAN PERRINE, AMY OIAN, MATTHEW HANSEN, RAMIRO CUEVAS, JAMI HUTTON, ALEENA LITTON, ALEXIS BANKS, AUCTION.COM, DANA DENNEN, CINDY DENNEN, TRACI YEAMAN, MEGAN L. RANDLE, REBECCA BOLTON, OR AMY JURASEK whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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.



Israel Saucedo

Certificate of Posting

My name is Megan Randle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 03/10/22 I filed at the office of the AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale.



Declarants Name: Megan Randle

Date: 03/10/22

2022-0005

EXHIBIT "A"

TRACT 2

BEING 16.181 ACRES OF LAND LOCATED IN THE RICHARD GRAHAM SURVEY, ABSTRACT NO. 171, IN AUSTIN COUNTY, TEXAS; AND BEING A PART OR PORTION OF THAT LAND DESCRIBED AS 32.491 ACRES (SURVEYED THIS DAY TO BE 32.362 ACRES) OF LAND IN GIFT DEED FROM MINNERVA RUDLOFF MUERY TO PAMELA MUERY GOEBEL AND RONALD JAMES MUERY, DATED JULY 14, 2008, RECORDED IN FILE NO. 083785 OF THE AUSTIN COUNTY OFFICIAL RECORDS, AND FURTHER CONVEYED IN GIFT WARRANTY DEED DATED FEBRUARY 6, 2015 FROM PAMELA MUERY GOEBEL TO JORDAN P. GOEBEL RECORDED IN FILE NO. 150565 OF THE AUSTIN COUNTY OFFICIAL RECORDS, TO WHICH REFERENCE IS MADE FOR ALL PURPOSES; SAID 16.181 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4194 FOUND IN THE SOUTHWEST LINE OF CARTER ROAD FOR THE NORTH CORNER OF A 1.00 ACRE TRACT CONVEYED TO JOHNNY GARCIA IN FILE NO. 124544 OF THE AUSTIN COUNTY OFFICIAL RECORDS.

THENCE WITH SAID 1.00 ACRE GARCIA TRACT THE FOLLOWING COURSES AND DISTANCES:

S 43° 35' 55" W A DISTANCE OF 190.73 FEET (CALLED 190.49') TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4194 FOUND FOR THE WEST CORNER OF SAID 1.00 ACRE TRACT.

S 47° 24' 55" E A DISTANCE OF 228.76 FEET (CALLED S 47°21' 58" E 228.71') TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4194 FOUND IN THE NORTHWEST LINE OF A 17.758 ACRE TRACT CONVEYED TO JAMES E. KMIETZ ET AL IN FILE NO. 056085 OF THE AUSTIN COUNTY OFFICIAL RECORDS FOR THE SOUTH CORNER OF SAID 1.00 ACRE TRACT, SAME BEING THE EAST CORNER OF SAID 32.362 ACRE TRACT AND THE HEREIN DESCRIBED TRACT.

THENCE WITH THE SOUTHEAST LINE OF SAID MUERY - GOEBEL TRACT SAME BEING THE NORTHWEST LINE OF THAT 17.758 ACRE KMIETZ TRACT, S 43° 35' 55" W (REFERENCE BEARING) A DISTANCE OF 598.89 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 6337 SET FOR EAST CORNER OF TRACT 1 AND SOUTH CORNER OF TRACT 2 OF THIS PARTITION.

THENCE SEVERING SAID MUERY - GOEBEL TRACT, N 47° 25' 49" W A DISTANCE OF 948.73 FEET TO 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 6337 SET IN THE SOUTHEAST LINE OF A 32.97 ACRE TRACT CONVEYED TO GEORGE W. EVANS PROPERTIES, LTD. IN FILE NO. 091818 OF THE AUSTIN COUNTY OFFICIAL RECORDS. SAID IRON ROD BEING THE NORTH CORNER OF TRACT 1 AND WEST CORNER OF TRACT 2 OF THIS PARTITION.

THENCE WITH THE NORTHWEST LINE OF SAID MUERY - GOEBEL TRACT, SAME BEING THE SOUTHEAST LINE OF SAID 32.97 ACRE EVANS TRACT, N 43° 42' 23" E (CALLED N 43° 40' 26" E) A DISTANCE OF 789.71 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTH CORNER OF SAID MUERY - GOEBEL TRACT, AND THE EAST CORNER OF THE EVANS 32.97 ACRE TRACT.

THENCE WITH THE NORTHEAST LINE OF SAID MUERY - GOEBEL TRACT, SAME BEING THE SOUTHWEST LINE OF A CALLED 171.1377 ACRE TRACT CONVEYED TO GEORGE W. EVANS PROPERTIES, LTD. IN FILE NO. 091818 OF THE AUSTIN COUNTY OFFICIAL RECORDS, S 47° 25' 29" E A DISTANCE OF 718.48 FEET TO THE PLACE OF BEGINNING CONTAINING 16.181 ACRES OF LAND.

FILED

2022 MAR 10 AM 10:56

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY TEXAS