



NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §
 §
COUNTY OF MEDINA §

WHEREAS, as of August 3, 2016, by instrument recorded under County Clerk's File No. RP- 2016-005466 the Official Public Records of Real Property of Medina County, Texas, C & L Richards-Jonas Natalia, LLC executed a Deed of Trust (hereinafter called "Security Instrument") to Michael C. O' Connor, Trustee, covering the hereinafter described property, which Security Instrument was executed for the purpose of securing the payment of a certain indebtedness, more particularly described in the Security Instrument; and

WHEREAS, Sabel of Houston LLLP (hereinafter called "Beneficiary"), as owner and holder of the indebtedness secured by the Security Instrument and beneficiary thereunder, after default in the payment of the indebtedness described in the Security Instrument and pursuant to the specific provisions of the Security Instrument, has requested that the Security Instrument be enforced in accordance with the terms and provisions thereof;

NOW, THEREFORE, NOTICE IS GIVEN that I, the undersigned Trustee, will sell at public sale to the highest bidder or bidders for cash, at the area designated by the proper authorities of Medina County, Texas, at 1:00 p.m. or not later than three (3) hours after that time on Wednesday, January 2, 2019, the property described in the Security Instrument and more particularly described as follows:

26.92 acres, more or less, in Medina County, Texas, being out of A. Campbell Original Survey No. 447 and comprising a portion of Lot 30-A, Block No. 5, San Antonio Trust Subdivision of Lands in Medina County, according to the plat thereof, of record in Volume 2, Page 1, Plat Records of Medina County; said 26.92 acres being more particularly described as follows, to-wit;

BEGINNING at a ½ inch iron rod with yellow cap stamped "TEXAS LS 5401" set (rod set) at the intersection of the East line of said Lot 30-A and the West line of the A-4 Canal right-of-way with the North line of FM 463, a 100 foot right-of-way, said rod bearing N 89°42'00" W, a distance of 129.70 feet from a 5/8 inch iron rod found at the intersection of the West line of Lot 31-A and the East line of the A-4 Canal with the North line of FM 463;

THENCE N 89°42'00" W along the North line of FM 463, a distance of 372.41 feet to a rod set at the intersection of the East line of the West 15 acres of said Lot 30-A with the North line, of FM 463, said rod bearing S 89°42'00" E, a distance of 2,522.71 feet from a concrete right-of-way monument at the East end of the return at the intersection of the North line of FM 463 with the East line of FM 471, being the basis of bearings per Deed to the State of Texas recorded in Volume 185, Page 536 of the Deed Records of Medina County; and

said rod bearing S 89°38'32" E, a distance of 525.00 feet from a ½ inch rod found at the west line of said Lot 30-A;

THENCE N 00°03'29" W along the East line of the West 15 acres of said Lot 30-A and the East line of Pedro A. Mata, Volume 188, Page 327, a distance of 1,190.79 feet to a rod set on the North line of said Lot 30-A, said rod bearing N 89°42'40" E, a distance of 529.31 feet from a 4 x 4 post found at the Northwest corner of Lot 30-A;

THENCE N 89°42'40" E along the North line of Lot 30-A and the South line of Lot 28- A, a distance of 1,314.20 feet to a 5/8 inch iron rod found at the Northeast corner of Lot 30-A and the Southeast corner of Lot 28-A and the Southeast corner of George C. Eggleston, Volume 382, Page 153

THENCE along the East line of Lot 30-A and the West line of the A-4 Canal the following courses; S 12°36'08" W, a distance of 177.00 feet to a rod set, S 21°41'08" W, a distance of 47.60 feet to a rod set, S 25°15'08" W, a distance of 456.30 feet to a rod set, S 31°00'08" W, a distance of 48.70, a distance of feet to a rod set, S 43°30'08" W, a distance of 46.60 feet to a rod set, S 52°00'08" W, a distance of 802.68 feet to the POINT OF BEGINNING.

The sale will be made subject to all matters which are prior to the Security Instrument, which affect title thereto, and which are a superior interest in and to the above described property. The sale shall not cover any property that has been released from the lien of the Security Instrument.

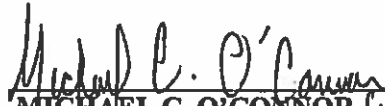
Prior to the foreclosure sale, Beneficiary may appoint another person as Substitute Trustee to conduct the sale. Since the terms of the sale will be for cash, on the day of sale, those desiring to purchase the property will need to demonstrate their ability to pay cash.

The Security Instrument permits Beneficiary to postpone, withdraw, or reschedule the sale for another day. In such case, I need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

The Security Instrument covers both real and personal property. Notice is given of Beneficiary's election to proceed as to both the real and personal property in accordance with Beneficiary's rights and remedies in respect of the real property, pursuant to § 9.604 (a) of the Texas Business and Commerce Code.

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

WITNESS MY HAND this 6th day of December, 2018.


MICHAEL C. O'CONNOR (USED WITH PERMISSION)
Michael C. O'Connor, P.C.
11509 S. Lou Al Drive
Houston, Texas 77024
832-594-9031

FILED AND RECORDED

Instrument Number: 18-00135

Filing and Recording Date: 12/07/2018 04:04:14 PM Pages: 4 Recording Fee: \$3.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the PUBLIC RECORDS of Medina County, Texas.



Gina Champion

Gina Champion, County Clerk
Medina County, Texas

Filed By Ernesto Alejandro Deputy

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