

FILED FOR RECORD
COLORADO COUNTY, TX

Amended Notice of Trustee's Sale

2020 JUN 16 PM 3:08

KIMBERLY MENKE
COUNTY CLERK

Date: May 19, 2020

Trustee: Nicky Nixon Daughtrey, Jr.

Trustee's Address: 2525 Robinhood Street
Houston, Texas 77005

Mortgagee: Elmen Holdings, LLC, a Texas limited liability company

Note: Note dated July 15, 2019, in the amount of \$472,860.00

Deed of Trust

Date: July 15, 2019

Grantor: Jenny May Reed

Mortgagee: Elmen Holdings, LLC, a Texas limited liability company

Recording information: Volume 902, Page 075, Real Property Records of Colorado
County, Texas

Property:

See, Attached Exhibit A, incorporated within for all purposes, including all personal property secured by the security agreement included in the Deed of Trust.

County: Colorado

Date of Sale (first Tuesday of month): July 7, 2020

Time of Sale: 10:00 AM - 4:00 PM

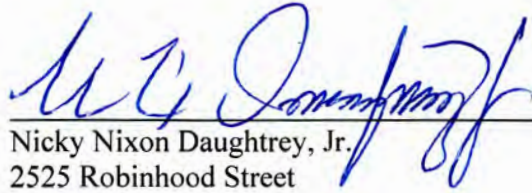
Place of Sale: Courthouse Annex, Front Lobby, 318 Spring Street, Columbus, Texas 78934

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.

Nicky Nixon Daughtrey, Jr. is Trustee under the Deed of Trust. Mortgagee has instructed

Trustee to offer the Property for sale toward the satisfaction of the Note.

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. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Nicky Nixon Daughtrey, Jr.
2525 Robinhood Street
Houston, Texas 77005

713-494-6339

TR 8-9-10 EXHIBIT A
ARBUCKLE SURVEYING, LLC

2004 N. Wharton St. - Physical
P.O. Box 511 - Mailing
El Campo, TX 77437

(979) 543-7974 - Office
(979) 541-7974 - Cell
Firm Registration No. 10193819

STATE OF TEXAS

COUNTY OF COLORADO

12.28 ACRES

Field Note Description of a 12.28 acre tract of land situated in the John Pierce Survey, Abstract No. 452 in Colorado County, Texas, being a part or portion of a called 204.291 acre tract of land conveyed to Elmen Holdings, LLC in Volume 884, Page 120 in Official Records of Colorado County, Texas.

BEGINNING at a 5/8" Iron Rod set in the South right-of-way line of U.S. Highway No. 90-Alternate (120' Wide - TxDOT), same being in the North line of said 204.291 acre tract, and for the Northeast corner of this herein described tract, from which, a 1/2" Iron Rod called and found for the Northeast corner of said 204.291 acre tract bears: N 77°33'01" E - a distance of 2,097.49 feet;

THENCE: S 17°13'10" E - across said 204.291 acre tract, a distance of 1,839.95 feet to a 5/8" Iron Rod set for the Southeast corner of this herein described tract;

THENCE: S 88°16'49" W - across said 204.291 acre tract, a distance of 306.50 feet to a 5/8" Iron Rod set for the Southwest corner of this herein described tract;

THENCE: N 17°13'10" W - across and severing said 204.291 acre tract, a distance of 1,782.69 feet to a 5/8" Iron Rod set in the South right-of-way line of U.S. Highway No. 90-Alternate, same being in the North line of said 204.291 acre tract, and for the Northwest corner of this herein described tract;


THENCE: N 77°33'01" E - along the South right-of-way line of U.S. Highway No. 90-Alternate, same being the North line of said 204.291 acre tract, a distance of 296.38 feet to the **POINT OF BEGINNING**, containing within these metes and bounds 12.28 Acres of land, more or less.

Notes:

(1) All set Iron Rods are marked with plastic cap stamped "RPLS No. 6247".

Unless this Field Notes Description, including preamble, seal and signature, appears in its entirety, and in its original form, surveyor assumes no responsibility or liability for its accuracy. All bearings are based on the Texas State Plane Coordinate System, South Central Zone, and North American Datum of 1983/2011. Distances shown hereon are surface values, to derive grid distances, multiply by a combined scale factor of 0.999868034.

This Field Note Description is true and correct to the best of my knowledge and belief based on data obtained from the Colorado County Clerk, the Colorado County Central Appraisal District and a Survey made On-The-Ground under my direct supervision on May 7, 2019.


ROBERT D. ARBUCKLE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE No. 6247
MAY 13, 2019



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STATE OF TEXAS

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12.67 ACRES

Field Note Description of a 12.67 acre tract of land situated in the John Pierce Survey, Abstract No. 452 in Colorado County, Texas, being a part or portion of a called 204.291 acre tract of land conveyed to Elmen Holdings, LLC in Volume 884, Page 120 in Official Records of Colorado County, Texas.

BEGINNING at a 5/8" Iron Rod set in the South right-of-way line of U.S. Highway No. 90-Alternate (120' Wide - TxDOT), same being in the North line of said 204.291 acre tract, and for the Northeast corner of this herein described tract, from which, a 1/2" Iron Rod called and found for the Northeast corner of said 204.291 acre tract bears: N 77°33'01" E - a distance of 1,801.11 feet;

THENCE: S 17°13'10" E - across said 204.291 acre tract, a distance of 1,897.22 feet to a 5/8" Iron Rod set for the Southeast corner of this herein described tract;

THENCE: S 88°16'49" W - across said 204.291 acre tract, a distance of 306.50 feet to a 5/8" Iron Rod set for the Southwest corner of this herein described tract;

THENCE: N 17°13'10" W - across and severing said 204.291 acre tract, a distance of 1,839.95 feet to a 5/8" Iron Rod set in the South right-of-way line of U.S. Highway No. 90-Alternate, same being in the North line of said 204.291 acre tract, and for the Northwest corner of this herein described tract;

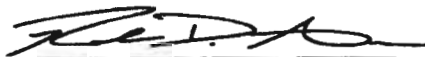
THENCE: N 77°33'01" E - along the South right-of-way line of U.S. Highway No. 90-Alternate, same being the North line of said 204.291 acre tract, a distance of 296.38 feet to the **POINT OF BEGINNING**, containing within these metes and bounds 12.67 Acres of land, more or less.

Notes:

(1) All set Iron Rods are marked with plastic cap stamped "RPLS No. 6247".

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This Field Note Description is true and correct to the best of my knowledge and belief based on data obtained from the Colorado County Clerk, the Colorado County Central Appraisal District and a Survey made On-The-Ground under my direct supervision on May 7, 2019.


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COUNTY OF COLORADO

12.04 ACRES

Field Note Description of a 12.04 acre tract of land situated in the John Pierce Survey, Abstract No. 452 in Colorado County, Texas, being a part or portion of a called 204.291 acre tract of land conveyed to Elmen Holdings, LLC in Volume 884, Page 120 in Official Records of Colorado County, Texas.

BEGINNING at a 5/8" Iron Rod set in the South right-of-way line of U.S. Highway No. 90-Alternate (120' Wide - TxDOT), same being in the North line of said 204.291 acre tract, and for the Northeast corner of this herein described tract, from which, a 1/2" Iron Rod called and found for the Northeast corner of said 204.291 acre tract bears: N 77°33'01" E - a distance of 1,520.86 feet;

THENCE: S 17°13'10" E - across said 204.291 acre tract, a distance of 1,859.05 feet to a 5/8" Iron Rod set for the Southeast corner of this herein described tract;

THENCE: S 69°43'59" W - across said 204.291 acre tract, a distance of 279.67 feet to a 5/8" Iron Rod set for the Southwest corner of this herein described tract;

THENCE: N 17°13'10" W - across and severing said 204.291 acre tract, a distance of 1,897.22 feet to a 5/8" Iron Rod set in the South right-of-way line of U.S. Highway No. 90-Alternate, same being in the North line of said 204.291 acre tract, and for the Northwest corner of this herein described tract;

THENCE: N 77°33'01" E - along the South right-of-way line of U.S. Highway No. 90-Alternate, same being the North line of said 204.291 acre tract, a distance of 280.25 feet to the **POINT OF BEGINNING**, containing within these metes and bounds 12.04 Acres of land, more or less.

Notes:

(1) All set Iron Rods are marked with plastic cap stamped "RPLS No. 6247".

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This Field Note Description is true and correct to the best of my knowledge and belief based on data obtained from the Colorado County Clerk, the Colorado County Central Appraisal District and a Survey made On-The-Ground under my direct supervision on May 7, 2019.



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