

**NOTICE OF TRUSTEE'S SALE**

FILED FOR RECORD  
COLORADO COUNTY, TX

2024 JAN 10 AM 10:52

KIMBERLY MENKE  
COUNTY CLERK DK

**Date:** January 3, 2024  
**Trustee:** SIDNEY LEVINE  
**Trustee's Address:** P. O. Box 592  
Sealy, Texas 77474  
**Mortgagee:** DANIEL BLACKMAN  
3815 FM 949  
Cat Spring, Texas 78933

**Note:** Real Estate Lien Note dated June 15, 2023 in the principal amount of \$285,000.00, executed by Daniel Blackman, and payable to the order of Terry Lee Shoquist

**Deed of Trust**

**Date:** June 15, 2023  
**Grantor:** Daniel Blackman  
**Mortgagee:** Terry Lee Shoquist

**Recording information:** Volume 1038, at Page 662 of the Official Records of Colorado County, Texas

**Property:** 6.339 acres of land located in the Procop Kerzin Survey, A-377, Colorado County, Texas, being a portion of a called 13.926 acre tract of land described in a deed from Fred Martin Shoquist, Jr., et al, to Terry Lee Shoquist, dated September 27, 1999, recorded in Volume 331, at Page 645 of the Official Records of Colorado County, Texas, and said 6.339 acres of land being more fully described by metes and bounds in EXHIBIT "A" attached hereto and made a part hereof for all intents and purposes.

**County:** Colorado

**Date of Sale (first Tuesday of month):** February 6, 2024

**Time of Sale:** 1:00 P.M.

**Place of Sale:** The foyer, inside the main entrance, of the Colorado County Annex Building, 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.**

The Trustee under the Deed of Trust is Sidney Levine. 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. 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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SIDNEY LEVINE, Trustee  
110 Main Street  
P. O. Box 592  
Sealy, Texas 77474  
(979)885-2989

COLORADO COUNTY, TEXAS  
PROCOP KERZIN SURVEY, ABSTRACT NO. 377

DESCRIPTION OF A 6.339 ACRE TRACT OF LAND OUT OF THE PROCOP KERZIN SURVEY, ABSTRACT NO. 377, COLORADO COUNTY, TEXAS AND BEING A PORTION OF THAT CALLED 13.926 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED SEPTEMBER 27, 1999 FROM FRED MARTIN SHOQUIST, JR., ET AL., TO TERRY LEE SHOQUIST, AS RECORDED IN VOLUME 331, PAGE 645, OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 6.339 ACRE TRACT OF LAND BEING DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found [Grid Coordinates: N 13,855,253.87 USft E 2,809,615.94 USft] for the South corner of a called 0.437 acre tract of land described in a deed dated May 29, 2013 from Terry Lee Shoquist, to Joyce Rucker, as recorded in Volume 727, Page 478, Colorado County Official Records, lying in the Northwest Right-Of-Way line of F.M. Highway No. 949, from which a 1/2 inch iron rod found for the East corner of said 0.437 acre tract and the East corner of said 13.926 acre parent tract, bears North 40° 31' 35" East, 30.26 feet;

THENCE South 40° 31' 35" West (called South 43° 34' 00" West) along the Southeast line of said 13.926 acre tract, same being the Northwest Right-Of-Way line of F.M. Highway No. 949, 537.74 feet to the South corner of said 13.926 acre tract, same being an Easterly corner of a called 13.378 acre tract of land described in a deed dated April 3, 1981 from Wayne F. Keller, et ux., to James Lee Wenzel, et ux., as recorded in Volume 428, Page 121, Colorado County Deed Records, from which a 1/2 inch iron rod found, bears South 40° 31' 35" West, 0.15 feet;

THENCE North 49° 49' 32" West (called North 46° 52' 00" West) departing said common line, along the Southwest line of said 13.926 acre tract, same being a Northeasterly line of said 13.378 acre tract, 620.05 feet to the West corner of the herein described tract, same being the South corner of a called 4.993 acre tract of land described in a deed dated September 27, 1999 from Clinton J. Kolz, to Roy Heath Rucker, as recorded in Volume 727, Page 491, Colorado County Official Records, from which a 5/8 inch iron rod found, bears North 37° 46' 07" East, 0.59 feet, also from which a 5/8 inch iron rod found for the West corner of said 4.993 acre tract, same being an interior corner of said 13.378 acre tract, bears North 49° 49' 32" West, 323.19 feet;

THENCE North 39° 46' 07" East (called North 42° 41' 29" East, Vol. 727, Pg. 491, O.R.C.C.T.) departing said common line, along the Northwestern line of the herein described tract, same being the Southwest line of said 4.993 acre tract, 201.63 feet (called 201.06) to a 5/8 inch iron rod found to a Northerly corner of the herein described tract, same being the West corner of a called 2.300 acre tract of land described in a deed dated January 25, 2013 from Terry Lee Shoquist, to Joyce Rucker, as recorded in Volume 717, Page 014, Colorado County Official Records, from which a 5/8 inch iron rod found for the Northeast corner of said 4.993 acre tract, same being the North corner of the aforementioned 0.437 acre tract, lying in the Northeast line of said 13.926 acre tract, bears North 39° 46' 07" East, 449.66 feet;

THENCE South 42° 16' 11" East (called South 39° 20' 00" East, Vol. 717, Pg. 014, O.R.C.C.T.) along the Southwest line of said 2.300 acre tract, 191.93 feet (called 191.78) to a 5/8 inch iron rod set with cap for an interior corner of the herein described tract, same being the South corner of said 2.300 acre tract;

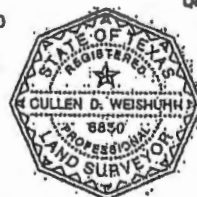
THENCE North 43° 26' 40" East (called North 46° 22' 51" East, Vol. 717, Pg. 014, O.R.C.C.T.) along the Southeast line of said 2.300 acre tract, 416.58 feet to a 1/2 inch iron rod found for the East corner of said 2.300 acre tract, same being the North corner of the herein described tract, lying in the Southwest line of said 0.437 acre tract;

THENCE South 42° 15' 56" East (called South 39° 20' 15" East, Vol. 727, Pg. 478, O.R.C.C.T.) along the Southwest line of said 0.437 acre tract, 414.36 feet (called 414.36) to the POINT OF BEGINNING, containing 6.339 ACRES of land, more or less.

1. Bearing Basis: Texas Lambert Grid, Texas South Central Zone, NAD 83/2011 (EPOCH: 2010)
2. All distances are surface values; to obtain grid values multiply surface distances by a Combined Scale Factor of 0.999890051678.
3. Any reference to a 5/8" iron rod set w/cap is a 5/8" iron rebar 2 1/2 inches long and set with a 2" aluminum cap stamped "FSC, INC - TX FIRM #10000100".

This metes and bound description and plat attached hereto represent an on-the-ground survey made under my supervision on February 17 & 22, 2023.

Cullen D. Weishuhn  
Registered Professional Land Surveyor No. 6850  
Project No. 2023020057  
Word File: 2023020057\_6.339\_acre\_m&b.docx  
ACAD File: 2023020057.dwg



Date: 3/12/23

*Cullen D. Weishuhn*

**EXHIBIT A**