

Notice of Foreclosure Sale

June 13, 2025

Note/Deed of Trust ("Deed of Trust"):

Dated: December 8, 2017

Grantor: Daryl S. Meyer aka Daryl Meyer, by his Agent and Attorney In Fact Connie Meyer and spouse, Connie J. Meyer

Trustee: Loretta Williams

Lender: Texas Dow Employees Credit Union

Recorded in: Filed of record under clerk's file number 226493 of the real property records of Lavaca County, Texas

Legal Description: **Being a 24.159 acre parcel of land situated approximately 9.0 miles West of the City of Hallettsville in the Anthony Brown League (Abstract No. 76), in Lavaca County, Texas; said 24.159 acre parcel of land being more particularly described in Exhibit "A" (consisting of 2 pages) attached hereto and incorporated herein for all purposes.**

Property Address: 4732 US Highway 90A E, Shiner, TX 77984

Secures: Note ("Note") in the original principal amount of \$330,000.00, executed by Daryl S. Meyer aka Daryl Meyer, by his Agent and Attorney In Fact Connie Meyer ("Borrower") and payable to the order of Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, and all rights and appurtenances thereto.

Substitute Trustee: Jacquelyn D. McAnelly, M. H. Cersonsky, John "Cortland" Timm.

Substitute Trustee's Address: 1770 St. James Place, Suite 150, Houston, Texas 77056

Foreclosure Sale:

Date: August 5, 2025

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the**

Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: Lavaca County Courthouse Annex in Hallettsville, Texas at the following location: At the West Front Door of LAVACA COUNTY COURTHOUSE ANNEX, located at 412 N. Texana St., Hallettsville, Texas, said location having been designated by the county commissioners of Lavaca County, Texas ("Commissioners") or such other location as may be designated by the Commissioners after the sending of this notice and before the time of the sale.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

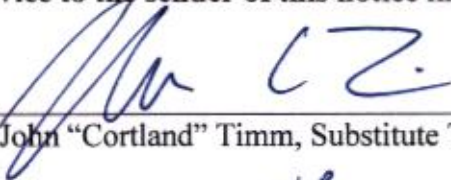
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (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.

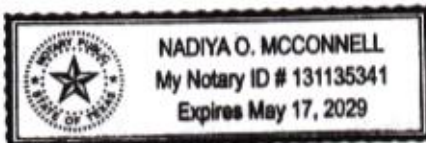
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.


John "Cortland" Timm, Substitute Trustee

SUBSCRIBED AND SWORN TO before me on this 13th day of June, 2025, to which witness my hand and seal of office.


Notary Public, State of Texas



TRACT 2
24.159 ACRE PARCEL
METES AND BOUNDS DESCRIPTION

Being a 24.159 acre parcel of land situated approximately 9.0 miles West of the City of Hallettsville, in the Anthony Brown League (Abstract No. 76), in Lavaca County, Texas, and being out of and a part of that called 34.735 acre tract of land described as Exhibit "A" in a Special Warranty Deed from Cheryl Wawarosky to Kenneth W. Morisak, executed on October 8, 2017, filed on October 19, 2017, recorded in Volume 769, Page 195 of the Lavaca County Official Records. All deed references herein are to said Lavaca County Official Records unless otherwise noted. Metes and bounds description of said 24.159 acre parcel is as follows:

BEGINNING at a 5/8" steel rod with an orange plastic cap stamped "J. Bludau RPLS #6390" found in the North line of the Joe A. Filla, Jr. called 2.824 acre tract of land described in Volume 515, Page 863, for the southeast corner of the Cheryl Wawarosky called 9.260 acre tract, surveyed August 15, 2017, deed not yet recorded, same being the southwest corner of said 34.735 acres and of the herein described tract;

THENCE North 04° 13' 18" West with the common line between said Wawarosky 9.260 acres and said 34.735 acres, for a distance of 682.04 feet to a 5/8" steel rod with an orange plastic cap stamped "J. Bludau RPLS #6390" set for the southwest corner of the 10.577 acre Tract 1, this same day surveyed, same being the southerly northwest corner of the herein described tract;

THENCE North 88° 54' 16" East, across and severing said 34.735 acres, with the South line of said Tract 1, for a distance of 434.48 feet to a 5/8" steel rod with an orange plastic cap stamped "J. Bludau RPLS #6390" set for the southeast corner of said Tract 1, same being an interior corner of the herein described tract;

THENCE North 01° 38' 25" West, continuing across and severing said 34.735 acres, with the East line of said Tract 1, for a distance of 1,010.00 feet to a 5/8" steel rod with an orange plastic cap stamped "J. Bludau RPLS #6390" set in the southerly margin of Lavaca County Road No. 360 (CR 360), same being the North line of said 34.735 acres, for the northeast corner of said Tract 1, same being the northerly northwest corner of the herein described tract;

THENCE North 88° 21' 35" East with said southerly margin of CR 360 and the North line of said 34.735 acres, for a distance of 455.18 feet to a 5/8" steel rod with an orange plastic cap stamped "J. Bludau RPLS #6390" found for the northwest corner of the Cheryl Wawarosky called 37.770 acre tract, surveyed August 15, 2017, deed not yet recorded, same being the northeast corner of the herein described tract;

THENCE South 01° 38' 25" East, with the common line between said Wawarosky 37.770 acres and said 34.735 acres, for a distance of 1,686.53 feet to a 5/8" steel rod with an orange plastic cap stamped "J. Bludau RPLS #6390" found in the North line of the Matthew J. Pustka, Jr., et ux, called 3.795 acre tract of land described in Volume 363, Page 128 of the Lavaca County Deed Records, for the southwest corner of said Wawarosky 37.770 acres, same being the southeast corner of said 34.735 acres and of the herein described tract;

THENCE South 88° 18' 51" West with the common line between said Pustka 3.795 acres and said 34.735 acres, at a distance of 469.51 feet pass the northwest corner of said Pustka 3.795 acres, same being the northeast corner of said Filla 2.824 acres, and continuing with the common line between said Filla 2.824 acres and said 34.735 acres for a total distance of 858.93 feet to the **POINT OF BEGINNING**, containing 24.159 acres of land, more or less.

The above described tract is **SUBJECT TO** a 30-foot wide access easement along an existing gravel driveway to provide said Wawarosky 37.770 acre tract ingress and egress out to the South property line of said 34.735 acre tract, same being the North line of said Pustka 3.795 acre tract. The centerline description of said existing 30-foot wide access easement is as follows:

BEGINNING at a point in the North line of said Pustka 3.795 acres, same being the South line of said 34.735 acres and of the above described tract, same also being in the centerline an existing gravel driveway, from which a 5/8" steel rod with an orange plastic cap stamped "J. Bludau RPLS #6390" found for the southwest corner of said Wawarosky 37.770 acres, same being the southeast corner of the above described tract bears North 88° 18' 51" East, a distance of 43.11 feet;

THENCE over and across said 34.735 acres and the above described tract, with said existing gravel driveway, the following three (3) courses:

- 1) North 02° 44' 52" East for a distance of 367.41 feet to an angle point;
- 2) North 01° 38' 25" West for a distance of 137.01 feet to an angle point;
- 3) North 88° 21' 35" East for a distance of 15.00 feet to a point in the East line of the above described tract, same being the West line of said Wawarosky 37.770 acres, for the **CENTERLINE ENDING POINT** of said access easement, from which a 5/8" steel rod with an orange plastic cap stamped "J. Bludau RPLS #6390" found for the northwest corner of said Wawarosky 37.770 acres, same being the northeast corner of the above described tract bears North 01° 38' 25" West, a distance of 1,183.22 feet and also from which a 5/8" steel rod with an orange plastic cap stamped "J. Bludau RPLS #6390" found for the southwest corner of said Wawarosky 37.770 acres, same being the southeast corner of the above described tract bears South 01° 38' 25" East, a distance of 503.31 feet;

All bearings are based on Grid North, Texas State Plane Coordinate System, NAD83(2011) Texas South Central Zone No. 4204. All distances are surface and may be converted to grid by dividing by the surface adjustment factor of 1.00013.

I hereby certify the foregoing metes and bounds description and accompanied survey plat were prepared from a survey performed on the ground under my supervision, and represents the facts found at the time of the survey.


Jeremy L. Bludau
Registered Professional Land Surveyor
License No. 6390
Maverick Engineering, Inc., Firm # 100491-02
State of Texas
Surveyed October 26, 2017



FILED AND RECORDED

Instrument Number: 267556 B: ORB V: 1044 P: 174

Filing and Recording Date: 06/13/2025 11:29:31 AM Pages: 6 Recording Fee: \$41.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Lavaca County,



Barbara K. Steffek

Barbara K. Steffek, County Clerk
Lavaca County, Texas

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

susano

Returned To:
JOHN "CORTLAND" TIMM
1770 ST. JAMES PLACE, STE 150
HOUSTON, TX 77056
Filed By: JOHN "CORTLAND" TIMM
Destination: Labels