

**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.**

STATE OF TEXAS )

COUNTY OF TRAVIS )

**STAYS IN FILE**

WHEREAS, by Texas Home Equity Security Document, dated June 24, 2008, David Alvarez and Angelica Alvarez conveyed to Kerry A.S. Parker, as Trustee(s), the property situated in Travis County, Texas, commonly known as 15209 Jacobson Road, Del Valle, Texas 78617-4916, to-wit:

See Exhibit "A" attached

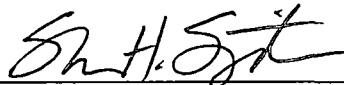
(hereinafter referred to as the "Property") to secure that one certain Home Equity Loan Promissory Note therein described in the original principal amount of \$106,937.00, executed by David Alvarez and Angelica Alvarez and made payable to A+ Federal Credit Union (hereinafter referred to as the "Note"), which Texas Home Equity Security Document is recorded as Instrument No. 2008112915, in the Real Property Records of Travis County, Texas (hereinafter referred to as the "Security Document"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Kerry A.S. Parker, Trustee(s) in the aforesaid Security Document, said appointment being in the manner authorized by the Security Document; and

WHEREAS, default has occurred under the terms of the Note and the Security Document, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of March, 2022, at the earliest at 1 p.m. or within three hours after that time on the west steps of the Travis County Courthouse, located at 1000 Guadalupe Street, Austin, Texas or at the location otherwise designated by the County Commissioners Court of Travis County, Texas, I, Anna Williams Adamo, Tom Duke or Randy Roberts will begin to sell, for cash, the Property to the highest bidder. Said sale will occur between the earliest time to begin the sale as specified above and 4:00 o'clock p.m.

SIGNED this 27<sup>th</sup> day of January, 2022.



Sharon H. Sjostrom  
Substitute Trustee  
Blalack & Williams, P.C.  
4851 LBJ Freeway, Suite 750  
Dallas, TX 75244  
214/630-1916; 214/630-1112 (fax)  
ssjostrom@blalack.com

## EXHIBIT A

BEING A 1.00 ACRE (43,560 SQUARE FOOT) TRACT OF LAND OUT OF AND PART OF THE THOMAS WESTERHOLM SURVEY, ABSTRACT NUMBER 97, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 19.00 ACRE TRACT OF LAND FOR GILBERT F. ALVAREZ AS DESCRIBED BY THE INSTRUMENT RECORDED IN VOLUME 4396, PAGE 2125 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, THE AFOREMENTIONED 1.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND FOR NORTHEASTERLY CORNER OF THE AFOREMENTIONED 19.00 ACRE TRACT OF LAND IN THE EASTERLY RIGHT-OF-WAY LINE OF AN EXISTING 30 FOOT WIDE ACCESS EASEMENT AS DESCRIBED BY THE INSTRUMENT RECORDED IN VOLUME 4135, PAGE 2342 OF THE DEED RECORDS OF TRAVIS COUNTY;

THENCE SOUTH 44 DEGREES 43 MINUTES 00 SECONDS WEST ALONG THE EASTERLY LINE OF THE AFOREMENTIONED 19.00 ACRE TRACT AND THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 31.17 FEET TO POINT;

THENCE NORTH 61 DEGREES 02 MINUTES 47 SECONDS WEST INTO THE INTERIOR OF THE AFOREMENTIONED 19.00 ACRE TRACT AND ALONG THE SOUTHERLY LINE OF A PROPOSED 30 FOOT WIDE ACCESS AND UTILITY EASEMENT, A DISTANCE OF 215.25 FEET TO AN IRON ROD SET FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING WITHIN THE INTERIOR OF THE AFOREMENTIONED 19.00 ACRE TRACT FOR THE NEXT FOUR (4) COURSES AS FOLLOWS:

1) SOUTH 44 DEGREES 43 MINUTES 00 SECONDS WEST ALONG THE WESTERLY OF A CALLED 1.00 ACRE TRACT OF LAND FOR CHRISTOPHER LUPE, SR. AND DEBORAH SUE ALVAREZ AS DESCRIBED BY THE INSTRUMENT RECORDED UNDER DOCUMENT NUMBER 200111913 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, A DISTANCE OF 280.73 FEET TO AN IRON ROD SET;

(2) NORTH 63 DEGREES 22 MINUTES 28 SECONDS WEST, A DISTANCE OF 160.35 FEET TO AN IRON ROD SET;

3) NORTH 44 DEGREES 19 MINUTES 33 SECONDS EAST, A DISTANCE OF 286.95 FEET TO AN IRON ROD SET IN THE SOUTHERLY LINE OF THE AFOREMENTIONED PROPOSED EASEMENT;

4) SOUTH 61 DEGREES 02 MINUTES 47 SECONDS EAST ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED PROPOSED EASEMENT, A DISTANCE OF 160.35 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND CONTAINING A CALCULATED AREA OF 1.00 ACRE (43,560 SQUARE FEET) OF LAND, MORE OR LESS

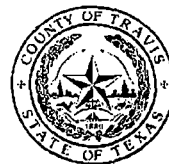
TAX MAP OR PARCEL ID NO.: 03484102290000

EXHIBIT

A

tabbles

Unofficial Document



**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

**202240077**

Feb 08, 2022 10:29 AM

Fee: \$3.00

ANDERSOND