

### Notice of Foreclosure Sale

Notice is hereby given of a public, nonjudicial foreclosure sale.

Deed of Trust: This sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust:

Dated: October 26, 2017

Grantor: Charles C. Haley and Marguerite E. Catuogno Haley, Co-Trustees of The Haley Family Trust

Trustee: Mark A. Miller

Lender: Texas Farm Credit Services, FLCA ("Lender")

Recorded in: Recorded in the Official Public Records of Gillespie County, Texas under Instrument No. 20175360

Legal Description: 74.33 acres, more or less, out of AUGUSTUS V. SCHOTT SURVEY 231, ABSTRACT NO. 641, Gillespie County, Texas.

1.82 acres, more or less, out of AUGUSTUS V. SCHOTT SURVEY 231, ABSTRACT NO. 641, Gillespie County, Texas

Secures: Promissory Note ("Note") in the original principal amount of \$1,280,000.00, executed by Charles Clark Haley individually and as Co-Trustee for the The Haley Family Trust, and Marguerite Catuogno Haley, individually and as Co-Trustee for The Haley Family Trust ("Borrower") and payable to the order of Texas Farm Credit Services, FLCA.

Substitute Trustee(s):

Substitute Trustee: Wade Sharp

Substitute Trustee's

Address: 16011 Via Shavano, San Antonio, Texas 78249

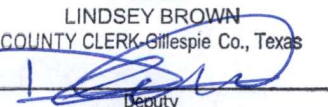
Substitute Trustee: Shane Brown

Substitute Trustee's

Address: 545 South Hwy 77, Robstown, Texas 78380

Substitute Trustee: Lori V. Graham

Parted on  
MAY 05 2025  
@ 11:09am

FILED  
LINDSEY BROWN  
COUNTY CLERK Gillespie Co., Texas  
By   
Deputy

Substitute Trustee's

Address: 1301 Hwy. 290 E., Brenham, Texas 77833 (Collectively "Substitute Trustee")

Foreclosure Sale:

Date: Tuesday, June 3, 2025

Time: The sale of the Property shall be no earlier than 10:00 A.M. and no later than 3 hours thereafter. The sale shall be completed by no later than 1:00 P.M. local time.

Place: Gillespie County Courthouse in Fredericksburg, Texas at the following location:

The main front door facing Main Street of the Courthouse in Gillespie County, Texas, or if the preceding area is no longer the designated area, at the area of such Courthouse designated by the Cherokee County Commissioners' Court as the area where foreclosure sales shall take place, or if no such area has been designated, at the main entrance steps of the Cherokee County Courthouse located at 101 W. Main St., Fredericksburg, Texas 78624.

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 Texas Farm Credit Services, FLCA's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

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 the above Substitute Trustee(s) 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 the real property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust.

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 unpaid ad valorem taxes and 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.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Texas Farm Credit Services, FLCA, Attention: Haley D. Morrison, telephone: (979) 551-1886.

**NOTICE TO MEMBERS OF THE ARMED FORCES OF THE UNITED STATES:**

**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.**

Dated: May 5, 2025.



**Wade Sharp**  
VP Branch Manager  
Texas Farm Credit  
16011 Via Shavano  
San Antonio, Texas  
o: 210-132-6280  
f: 210-798-6285  
[wsharp@TexasFCS.com](mailto:wsharp@TexasFCS.com)



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TSP's Form 1000200

EXHIBIT "A"1"

### METES AND BOUNDS DESCRIPTION OF

74.33 acres out of Augustus V. Schott Survey 231, Abstract 641 comprising 21.083 acres described in Volume 106 Page 341, 30.305 acres described in Volume 106 Page 341, and the remaining portion of 33.26 acres described in Volume 220 Page 886 of the Deed Records of Gillespie County, Texas, save and except 10.01 acres out of the 33.26 acres as described in Clerk's Document Number 20135932 of the Official Public Records of Gillespie County, Texas, and being more particularly described as follows:

BEGINNING at a found ¾ inch steel pipe on the reentrant southwest corner of a 104.26-acre tract described in Volume 285 Page 905 of the Deed Records of Gillespie County, Texas, and the northeast corner of this tract;

THENCE S 01° 33' 42" E 2637.22 feet (S 0°40'00" E 1553.10' [Volume 106 Page 341], S 0°32'00" E 1095.17', [Volume 106 Page 341]), generally following a wire fence at 1483.42 feet, passing a found #4 rebar, capped Bonn, the southwest corner of a 25.44-acre tract described in Clerk's Document Number 20120461 of the Official Public Records, and the northwest corner of a 49.93 acre tract described in Volume 285 Page 910 of the Deed Records, continuing on the same course to the southwest corner of the 49.93 acre tract and the southeast corner of this tract on the ostensible south line of the Augustus V. Schott Survey 231, Abstract 641 and north line of the Henry Lockwood Survey 230, Abstract 398, from which a 10" creosote post bears N 3°55'47" W 21.55 feet;

THENCE S 88° 22' 35" W 834.56 feet (S 89°08'00" W 834.29') remaining south of a wire fence and with the north line of a 190.90-acre tract described in Volume 72 Page 534 of the Deed Records, to a cedar fence post, the southwest corner of this tract, and the southeast corner of a 27.52-acre tract described in Volume 220 Page 677 of the Deed Records, 16.85 feet south of the steel fence corner post;

THENCE N 02° 01' 33" W 1079.02 feet (N 1°04'00" W 1092.31') with the east line of the 27.52 acre tract, to the northeast corner of the 27.52 acre tract, a reentrant corner on the west line of this tract, on the centerline of a 50 foot Road Access Easement as recorded in Volume 106 Page 622 of the Deed Records, from a one-inch steel pipe is located N 4°02'05" E 1.31 feet;

THENCE S 88° 00' 53" W 271.99 feet (N 88°56'00" E 524.10') with the centerline of the Road Access Easement, and the north line of the 27.52 acre tract, to a found 60 penny nail, a southwesterly corner of this tract, and the southeast corner of a 10.01 acre tract recorded in Clerk's Document Number 20135932 of the Official Public Record;

EXHIBIT "A"

THENCE the following 4 courses describe the east line of the 10.01-acre tract and the west line of this tract:

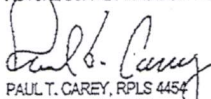
N 01° 56' 43" W 271.48 feet (S 1° 08' 30" E 271.29') found #4 rebar, capped Bonn, a reentrant corner of this tract;  
S 87° 25' 45" W 403.49 feet (N 88° 15' 10" E 403.27') 8-inch steel fence post, a reentrant corner of the 10.01 acre tract, and a southwest corner of this tract;  
N 26° 36' 14" W 184.92 feet (S 25° 49' 30" E 185.15') found 5-inch steel post, a deflection point; and  
N 0° 27' 39" W 1112.76 feet (S 0° 21' 20" W 1112.72') to the northwest corner of this tract, and the northeast corner of the 10.01 acre tract on the south line of a 30.06 acre tract described in Clerk's Document 20123717 of the Official Public Records, from which a 5-inch steel fence post bears N 0° 27' 29" W 0.61';

THENCE N 87° 49' 55" E 1577.52 feet (S 88° 43' 00" W 958.00' (overall) [Volume 220 Page 885], N 88° 50' 00" E 855.65', [Volume 106 Page 341]) generally following a wire fence, with the south line of the 30.06-acre tract passing a found #4 rebar, the southeast corner of the 30.06 acre tract, and the southwest corner of the 104.26 acre tract at 482.30 feet, and continuing on the same course, to the POINT OF BEGINNING, containing 74.33 acres of land.

Bearings and Distances are based on Grid North according to the Texas Coordinate System, South Central Zone, NAD 1983.  
A survey plat accompanies this description.

STATE OF TEXAS  
COUNTY OF MEDINA

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM AN  
ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION MARCH 24, 2017.



PAUL T. CAREY, RPLS 4454  
Released: April 3, 2017  
Revised: September 27, 2017  
Job Number: 11806

EXHIBIT "A"-2

BEING 1.82 acres of land situated in Gillespie County, Texas, being part of the August(us) V. Shott Survey No. 231, Abstract No. 641, and being part of that 21.083 acre "TRACT II" of land described in a conveyance to Oberhellmann, Inc. by Vernon E. Penick, dated May 18, 1973, found of record in Volume 106, Pages 341-343 of the Deed Records of Gillespie County, Texas. Said 1.82 acre tract of land is described by metes and bounds as follows, to-wit:

BEGINNING at a steel bar set at a fence corner post for the S. E. corner of that 21.083 acre "TRACT II" of land described in said conveyance to Oberhellmann, Inc. by Vernon E. Penick, found of record in Volume 106, Pages 341-343 of the Deed Records of Gillespie County, Texas, for the S. E. corner of this tract of land;

THENCE with fence along the East line of said 21.083 acre "TRACT II", N. 0° 37' W. 157.0 feet to a steel bar set for the N. E. corner of this tract of land;

THENCE N. 35° 53' W. 442.5 feet to a steel bar set for the N. W. corner of this tract of land;

THENCE S. 5° 15' W. 195.9 feet to a steel bar set in fence along the South line of said 21.083 acre "TRACT II", for the S. W. corner of this tract of land;

THENCE with fence N. 39° 02' E. 461.1 feet to the place of beginning.

F. B. SECHRIST, ET AL

TO

THE PUBLIC

## ROAD EASEMENT

THE STATE OF TEXAS, )  
COUNTY OF GILLESPIE. )

KNOW ALL MEN BY THESE PRESENTS:

That we, F. B. SECHRIST and ROBERT J. SECHRIST, AUBREY STRICKLAND and MARTHA B. STRICKLAND, FRANK S. OWENS AND VERNON E. PENICK, being the owners of the land described as follows:

A tract of land 50 feet in width located and being situated in Gillespie County, Texas, out of and part of Survey No. 231, Augustus V. Shott, Abstract No. 641 and which 50 feet wide tract of land hereby dedicated as <sup>an</sup> access road easement has a centerline described by metes and bounds as follows, to-wit:

BEGINNING at a steel pin set in the East right-of-way line of Texas State Highway No. 16 and being located approximately North 01° East, 1171.00 feet from the Southwest corner of Survey No. 231, Augustus V. Shott, Abstract No. 641, Gillespie County, Texas, from said beginning point the Northwest corner of that 242.05 acre tract of land that was conveyed to Richard Hoerster et al by Deed recorded in Volume 104, Page 461 of the Deed Records of Gillespie County, Texas bears North 00° 56' West, 1445.43 feet; THENCE North 88° 56' East, 1632.12 feet to a steel pin; THENCE S. 60° 04' E., 194.24 feet to a steel pin; THENCE N. 88° 56' E., 524.62 feet to a steel pin set for East end of the center line of such access easement, have caused said land to be surveyed for the purposes of dedicating same as a private access road easement forever and we do hereby dedicate same as a private access road easement for the use and benefit of only ourselves and Oberhellmann, Inc., our heirs and assigns and its successors and assigns forever.

WITNESS our hands on this the 11<sup>th</sup> day of May, A. D. 1973.

F. B. Sechrist  
F. B. Sechrist

Frank S. Owens  
Frank S. Owens

Vernon E. Penick  
Vernon E. Penick

Robert J. Sechrist  
Robert J. Sechrist

Aubrey Strickland  
Aubrey Strickland

Martha B. Strickland  
Martha B. Strickland

NOV. 106 PM 622

(Acknowledgment)

623

THE STATE OF TEXAS  
COUNTY OF GILLESPIE

Before me, the undersigned authority, on this day personally appeared

Robert J. Sechrist

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 31st day of May 1973, A.D. 19 73.

Caroline Jung  
Notary Public in and for Gillespie County, Texas.  
Notary Public, Gillespie County, Texas.

ROLL 106 PAGE 623



(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF GILLESPIE

Before me, the undersigned authority, on this day personally appeared

Frank S. Owens

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 11th day of May 1973, A.D. 19 73.

Jernell R. Schluter  
Notary Public in and for Gillespie County, Texas.



(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF GILLESPIE

Before me, the undersigned authority, on this day personally appeared

Martha B. Strickland

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 17th day of May 1973, A.D. 19 73.

Jernell R. Schluter  
Notary Public in and for Gillespie County, Texas.



(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF GILLESPIE

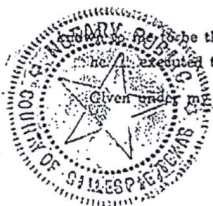
Before me, the undersigned authority, on this day personally appeared

Vernon E. Penick

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 11th day of May 1973, A.D. 19 73.

Jernell R. Schluter  
Notary Public in and for Gillespie County, Texas.



106 PAGE 624

THE STATE OF OREGON  
 COUNTY OF DESCHUTES

Before me, the undersigned authority, on this day personally appeared  
 F. B. Sechrist, known to me to be the person whose name is subscribed to the fore-  
 going instrument, and acknowledged to me that he executed the same for the purposes  
 and consideration therein expressed.

Given under my hand and seal of office on this the 31 day of May, A. D. 1973.

Richard H. Hatch  
 Notary Public in and for DESCHUTES  
 County, OREGON  
 My Commission Expires March 1974



THE STATE OF Minnesota  
 COUNTY OF Ramsey

Before me, the undersigned authority, on this day personally appeared  
 Aubrey Strickland, known to me to be the person whose name is subscribed to the  
 foregoing instrument, and acknowledged to me that he executed the same for the  
 purposes and consideration therein expressed.

Given under my hand and seal of office on this the 23rd day of May, A. D. 1973.

Marilyn Jean Stolt  
 Notary Public in and for  
 County, \_\_\_\_\_

MARILYN JEAN STOLT  
 Notary Public, Ramsey County, Minn.  
 My Commission Expires June 6, 1979



led for record in my office the 12th. day of June A.D. 1973 at 9:07  
 clock A. M. and duly recorded the 14th. day of June A.D. 1973 at  
 30 o'clock P. M. in Volume 106, pages 622-624.  
Felix Scherer, Clk. Co. Ct., Gillespie County, Texas.

FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS

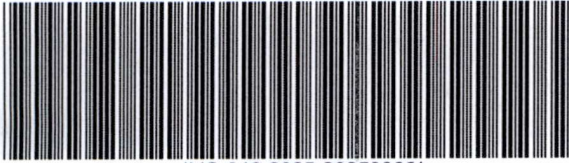
Mary Lynn Rusche

Mary Lynn Rusche, County Clerk  
 Gillespie County Texas

October 30, 2017 09:38:17 AM

FEE: \$76.00 CCHEESEMAN 20175360  
 REDT





\*VG-346-2025-20250003\*

Gillespie County  
**LINDSEY BROWN**  
Gillespie County Clerk

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**Instrument Number:** 20250003

Recorded On: May 05, 2025 11:09 AM

Number of Pages: 10

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**" Examined and Charged as Follows: "**

Total Recording: \$3.00

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\*\*\*\*\* **THIS PAGE IS PART OF THE INSTRUMENT** \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 20250003  
Receipt Number: 20250505000014  
Recorded Date/Time: May 05, 2025 11:09 AM  
User: Dawn M  
Station: DELLGVKGHQ2

**Record and Return To:**

Foreclosure



**STATE OF TEXAS**

**Gillespie County**

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time  
printed hereon, and was duly recorded in the Official Records of Gillespie County, Texas**

LINDSEY BROWN  
Gillespie County Clerk  
Gillespie County, TX

*Lindsey Brown*