

Notice of Foreclosure Sale

March 4, 2025

Deed of Trust ("Deed of Trust"):

Dated: April 14, 2022

Grantor: Harjit Singh Upkar Rekhi and Sarika Kaur Harjit Singh Rekhi

Trustee: John W. Carlson

Lender: Cypress View Investments, Ltd., a Texas limited partnership

Recorded in: Clerk's File No. 20222827, Official Public Records of Gillespie County, Texas

Legal Description: TRACT I: BEING 20.05 acres of land, more or less, situated in Gillespie County, Texas, part of the John Strackbein Survey No. 978, Abstract No. 1683; said 20.05 acre tract of land is described by metes and bounds on Exhibit "A", attached hereto and made a part hereof.

TRACT II: A NON-EXCLUSIVE ACCESS EASEMENT over and across that 60 foot wide roadway, situated in Gillespie County, Texas, part of the John Strackbein Survey No. 978, Abstract No. 1683; said roadway is described by metes and bound on Exhibit "B", attached hereto and made a part hereof.

Secures: Promissory Note ("Note") in the original principal amount of \$393,490.00, executed by Harjit Singh Upkar Rekhi and Sarika Kaur Harjit Singh Rekhi ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, March 4, 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 **12:30 PM** and not later than three hours thereafter.

Place: Front steps of the Gillespie County Courthouse, 101 West Main Street, Fredericksburg, Texas 78624

FEB 10 2025 POSTED
1:52 PM

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

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 Cypress View Investments, Ltd.'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, Cypress View Investments, Ltd., 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 Cypress View Investments, Ltd.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Cypress View Investments, Ltd.'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 Cypress View Investments, Ltd. 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 Cypress View Investments, Ltd. 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.

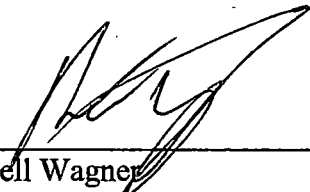
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Signed this 6 day of February, 2025



Russell Wagner
Substitute Trustee

John W. Carlson
Attorney for Mortgagee
260 Thompson Drive, Suite 10
Kerrville, Texas 78028
Telephone (830) 896-4488
Telecopier (830) 896-4474

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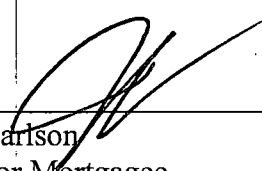
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Exhibit "A"

FIELD NOTE DESCRIPTION OF A 20.05 ACRE
PARCEL DESIGNATED AS "TRACT 2" BEING
OUT OF THAT CERTAIN 81.21 ACRE
(called 81.19 acres) PARCEL WITHIN
THE J. STRACKBEIN SURVEY No. 978,
ABSTRACT No. 1683, GILLESPIE COUNTY, TEXAS

"Tract 2", being a 20.05 acre parcel within that certain 81.21 acre (called 81.19 acres) tract being a portion of the J. Strackbein Survey No. 978, Abstract No. 1683 according to the Warranty Deed with Vendor's Lien Dated January 30, 2019, from Patti Ann Malone Campbell to John G. Rountree, recorded in Document No. 20190552 Official Public Records of Gillespie County, Texas; more particularly described by its metes and bounds as follows:

(NOTE: The following courses are based on an RTK/GNSS survey conducted on the ground, N.A.D.83 datum, Texas State Plane Coordinates, Central Zone reduced to horizontal ground distances expressed in U.S. Survey feet. Where record or deed courses differ from the surveyed values, the record value is shown in parenthesis)

BEGINNING at a 1/2 inch diameter steel rod found in the apparent south Right-of-Way line of Wendell Road, an unplatted public road having an unknown width, marking the northwest corner of a 161.9 acre tract recorded in Volume 258, Page 800 Official Public Records of Gillespie County, Texas, identical to the northeast corner of the herein described tract, from which a ten (10) inch diameter creosote fence post at the intersection of the west and south Right-of-Ways of Wendell Road, marking the southwest corner of the D.W. Riley Survey No. 55, Abstract No. 1779 identical to the southeast corner of the G.H. & S.A. R. & R. Co. Survey No. 91, Abstract No. 1705 bears S89°48'51"W, 1,241.29 feet (N89°48'06"W, 1,241.10 feet);

THENCE southerly along and with a wire fence along the common line between that certain 161.9 acre "Buch" tract according to the conveying document filed in Volume 258, Page 800, Official Public Records of Gillespie County, Texas and the herein described tract, S00°06'21"E, (S00°06'31"E) 1,327.59 feet to a 5/8 inch diameter steel rod with plastic cap stamped "WES RPLS 5907" set at the base of said wire fence in the west line of said 161.9 acre tract, identical to the southeast corner of the herein described tract;

THENCE across open pasture N87°50'30"W, 674.44 feet to a 5/8 inch diameter steel rod with plastic cap stamped "WES RPLS 5907" set in the centerline of a sixty (60) foot wide public road and utility easement marking the southwest corner of the herein described tract;

THENCE northerly along the said centerline of a sixty (60) foot wide public road and utility easement, N00°42'10"E, 1,300.01 feet to a 5/8 inch diameter steel rod with plastic cap stamped "WES RPLS 5907" set at the base of a wire fence in the said apparent south Right-of-Way of Wendell Road for the northwest corner of the herein described parcel;

WELLBORN
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SURVEYING

TBPELS FIRM NO. 10194410
PHONE: 830.217.7100
WWW.WELLBORNENGINEERING.COM

631 WATER STREET
KERRVILLE, TX 78028

THENCE easterly with said wire fence and along said apparent south Right-of-Way of Wendel Road, S89°48'03"E (N89°48'06"E), 655.56 feet to the Point of Beginning the whole of which contains 20.05 acres more or less,

Based upon a survey conducted on the ground
Under my direction and supervision October 18, 2021



R. Scott McClintock, Sr.
Registered Professional Land Surveyor
State of Texas
Registration No. 5907

12/30/2021 D



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FIELD NOTES TRACT 2- 20.05 ACRES FOR B1.21 AC PARCEL

PG. [2]

031 WATER STREET KERRVILLE, TX 78028 830.217-7100		wcdesignexpressing.com FIRM 10194410 TUBE 15	
PROJECT: WES-21-142	SCALE: 1" = 100'	FIELD: JSCM	CHECKER: JSCM
LAST FIELD VISIT: 12/30/2021 LAST DRAFT REVISION: 12/30/2021		SHEET NO. 1 of 1	

Exhibit "B"

**FIELD NOTE DESCRIPTION OF A 60' ROAD AND UTILITY EASEMENT
OUT OF THAT CERTAIN 81.21 ACRE
(called 81.19 acres) PARCEL WITHIN
THE J. STRACKBEIN SURVEY No. 978,
ABSTRACT No. 1683, GILLESPIE COUNTY, TEXAS**

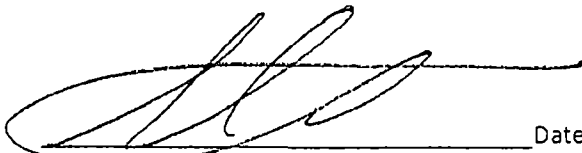
Being a sixty (60) foot wide Road and Utility Easement within that certain 81.21 acre (called 81.19 acres) tract comprising Tracts 1, 2, 3 and 4, being a portion of the J. Strackbein Survey No. 978, Abstract No. 1683 according to the Warranty Deed with Vendor's Lien Dated January 30, 2019, from Patti Ann Malone Campbell to John G. Rountree, recorded in Document No. 20190552 Official Public Records of Gillespie County, Texas; more particularly described by its metes and bounds as follows:

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BEGINNING at a 5/8 inch diameter steel rod with plastic cap stamped "WES RPLS 5907" set in the apparent south Right-of-Way of Wendel Road, an unplatted public road having an unknown width, marking the center of the herein described easement, from which a ten (10) inch diameter creosote fence post at the intersection of the west and south Right-of-Way line of Wendel Road, marking the southwest corner of the D.W. Riley Survey No. 55, Abstract No. 1779 identical to the southeast corner of the G.H. & S.A. R. & R. Co. Survey No. 91, Abstract No. 1705 bears S89°49'44"W (N89°48'06"W), 590.39 feet;

THENCE southerly across open pasture between Tracts 1 and 2, S00°42'10"W, at 1,300.01 feet pass a 5/8 inch diameter steel rod with plastic cap stamped "WES RPLS 5907" marking the common corner of said Tracts 1, 2, 3 and 4, in total 1,967.97 feet terminating at the center of a cul-de-sac having a radius of 60.00 feet, a central angle of 150°, and a length of 157.08 feet, from which a 5/8 inch diameter steel rod with plastic cap stamped "WES RPLS 5907" at the base of a wire fence marking the common corner of said Tracts 3 and 4 bears S00°42'10"W, 648.97 feet.

Based upon a survey conducted on the ground
Under my direction and supervision October 18, 2021



Dated: 12/30/2021

R. Scott McClintock, Sr.
Registered Professional Land Surveyor
State of Texas
Registration No. 5907



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