

Notice of Trustee's Sale

Date: July 9, 2021
Trustee: Michelle Towery
Lender: Brian Stewart
Note: March 3, 2020

Deed of Trust

Date: March 3, 2020
Grantor: Jesus Valdez, Jr., Tawana Valdez, and Jennifer Valdez
Lender: Brian Stewart
Recording information:

Property: Being .39 acres, more or less, out of the B. W. Holtzclaw Survey, A-187, Milam County, Texas, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes; and, One mobile home Seal Number TEX 0261389, Serial Number TXFL1AD271208453, permanently attached thereon.

County: Milam

Date of Sale (first Tuesday of month): August 3, 2021

Time of Sale: 10:00 o'clock a. m., or within three hours thereafter

Place of Sale: East door of the Milam County Courthouse in Cameron, Milam County, Texas

Michelle Towery is Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

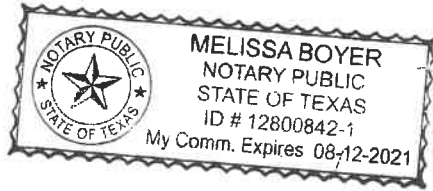
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash "AS IS". The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.


Michelle Towery

Filed 9th day of July
in 2021, At 2:10P M.
JODI MORGAN
County Clerk, Milam County, Texas
By Jodi Morgan
Deputy

STATE OF TEXAS
COUNTY OF MILAM

This instrument was acknowledged before me on the 9 day of July, 2021,
by Michelle Towery, in her capacity as trustee as aforesaid.



Melissa Boyer
Notary Public, State of Texas
Melissa Boyer
(Notary's Name, Printed)
My commission expires: 8-12-2021

EXHIBIT "A"
TO NOTICE OF TRUSTEE'S SALE

ALL THAT CERTAIN tract or parcel of land lying and being situated in Milan County, Texas, a part of the B. W. Doltzclaw Survey, A-187, and being a part of a 25.42 acre tract described in a deed from the estate of H. H. Coffield to M. R. Currey dated November 16, 1988 and of record in Volume 604, Page 709 of the Deed Records of Milan County, Texas, and being more fully described by notes and bounds as follows:

COMMENCING at a 1/2 inch steel pin found in the Southwest Right of Way line of F. M. #487 for the North corner of the said 25.42 acre tract;

THENCE with the Northeast line of the said 25.42 acre tract along the said R. O. N. South 48° 40' East 372.62 feet to a 1/2 inch steel pin set for a corner of a 40.00 foot easement;

THENCE with the said easement South 53° 32' West 170.00 feet to a 1/2 inch steel pin set for an angle point and South 02° 00' East 80.71 feet to a 1/2 inch steel pin set for the Northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE continuing with the West line of the said easement South 02° 00' East 98.75 feet to a 1/2 inch steel pin found for the Northeast corner of a 1.43 acre tract and the Southeast corner of the herein described tract;

THENCE with the North line of the 1.43 acre tract South 88° 00' West 179.60 feet to a 1/2 inch steel pin found on the East bank of the San Gabriel River for the Northwest corner of the said 1.43 acre tract and the Southwest corner hereof;

THENCE with the bank of the said river North 03° 00' East 60.00 feet to an angle point and North 11° 00' East 40.00 feet to a point for the Northwest corner of the herein described tract from which a 1/2 inch steel pin bears North 88° 00' East 2.00 feet;

THENCE North 88° 00' East 165.38 feet to the **POINT OF BEGINNING** and containing 0.39 acre.