

NOTICE OF TRUSTEE'S SALE

October 26, 2020

Filed 27th day of Oct.
in 2020, At 2:05 P. M.
JODI MORGAN
County Clerk, Milam County, Texas
By [Signature]
Deputy

RE: Contract For Deed

Date: January 27, 2014
Seller: Richard Thrasher, Sr.
Buyer: Burrell Thomas, II and Tiffany Day
Property: 12.058 acres Wm. Allen Survey, A-72, Rockdale, Milam County, Texas and Milam Oaks Blk "H"(the "Property") more fully described in Exhibit "A" hereto.

Recording Information: Volume 1222, Page 26, Official Records, Milam County, Texas

Trustee: Kirby C. King

Date of Sale: December 1, 2020

Time of Sale: 10:00 a.m. or within three hours thereafter of that day

Place of Sale: East Door of the Milam County Courthouse located at 102 South Fannin Ave., Cameron, Texas 76520), the place designated by the Milam County Commissioner's Court.

Default has occurred in the Contract for Deed. Buyer has failed to cure the default after notice, and the period to cure the default has expired. Seller, the owner and holder of the Contract for Deed, has designated Trustee to post, file and serve notice of the sale and conduct the sale as prescribed by Section 51.002 of the Texas Property Code.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the Contract for Deed. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.

NOTICE IS FURTHER GIVEN that, except to the extent that the Trustee may

bind and obligate the Buyer to warrant title to the Property under the terms of the Contract For Deed, conveyance of the Property shall be made AS IS” “WHERE IS” without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A Buyer who is serving on active military duty may have special rights or relief related to this notice, including the Servicemembers Civil Members Relief Act (50 U. S. C. App Section 501, et. seq.) And state law including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the Armed Forces of the United States. If you are, or your spouse is serving in active military duty, including active military duty as a 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.

EXECUTED this 26th day of October 2020.



Kirby C. King, Trustee

In Re: 12.058 Acres out of a
78.580 Acre Tract
Wm. Allen Survey, A-72
Milam County, Texas



All that certain tract or parcel of land situated in Milam County, Texas, and being part of the Wm. Allen Survey, Abstract No. 72 and being part of a 78.580 acre tract of land as conveyed from Preston R. Fischer to Richard Thrasher and wife, Gloria Thrasher by Deed dated December 12, 2002 and being recorded in Volume 893, Page 268 of the Official Records of Milam County, Texas, of which 11.777 acres being all of Lots 1-5, Block G; Lots 1-10, Block H; Lots 4-12, Block K; Lots 1-3, Block L; Lots 1-7, Block M and Block N, Milam Oaks Addition, City of Rockdale as recorded in Book 2, Pages 11 & 12, Slides 34A & D of the Plat Records of said Milam County and being more particularly described by metes and bounds as follows, to wit:

COMMENCING at an iron pin found on the East line of a City of Rockdale 17.551 acre tract (707/373) for the Northwest corner of a J. D. Woolverton 30 acre tract (327/205), same being the Southwest corner of said original 78.580 acre tract;

THENCE N71°00'00"E (Deed Bearing) - 400.00 feet with an occupied common line as fenced between said original 78.580 acre tract and said Woolverton 30 acre tract to an iron pin set for the PLACE OF BEGINNING and for the Southwest corner of this tract;

THENCE entering said original 78.580 acre tract for division as follows:

N04°40'00"W - 388.74 feet to an iron pin set for an interior ell corner of this tract;

N16°06'00"W - 717.04 feet to an iron pin found on the South Rockdale City Limit for the Southwest corner of Block G, Milam Oaks Addition (Plat Records - Book 2, Pages 11 & 12, Slide 34A&D) and for the Northwest corner of this tract;

THENCE N72°27'16"E - 473.90 feet with a common line between the South line of said Rockdale City Limit and said Blocks G, H and K (Milam Oaks) to an iron pin set for the Northeast corner of this tract;

THENCE continuing within said original 78.580 acre tract for division as follows:

S09°14'00"W - 102.84 feet to an iron pin set for an interior ell corner of this tract;

S21°29'00"E - 514.00 feet to an iron pin set for an exterior ell corner of this tract;


Exhibit "A", p. 2

S18°59'01"E - 456.00 feet to an iron pin set on a common line between said original 78.580 acre tract and said Woolverton 30 acre tract for the Southeast corner of this tract;

THENCE S71°00'00"W (Deed Bearing) - 639.56 feet with an occupied common line as fenced between said original 78.580 acre tract and said Woolverton 30 acre tract to the PLACE OF BEGINNING and containing 12.058 Acres of Land.

I, W. L. Ferguson, Registered Professional Land Surveyor No. 2547 in the State of Texas, do hereby certify that the above survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 24th day of August, 2005.

WLF
W. L. FERGUSON


CLERK'S NOTICE: 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.

FILED
AT 3:00 O'CLOCK P M
ON THE 13 DAY OF March
A.D., 20 14

STATE OF TEXAS
COUNTY OF MILAM

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Official Records of Milam County, Texas.

Barbara Vansa
COUNTY CLERK, MILAM COUNTY, TEXAS
BY *Linda Hall* DEPUTY



Barbara Vansa
County Clerk, Milam County, Texas
VOL 1222 PAGE 26
RECORDED 3-13-14 *DSF*
BY *Linda Hall* DEPUTY

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OFFICIAL RECORDS
MILAM COUNTY, TEXAS