

**Notice of Trustee's Sale**

Date: August 4, 2020

Trustee: Michelle Towery f/k/a Michelle Ramirez

Lender: Jeana A. Riley

Note: October 10, 2014

Deed of Trust

Filed 6 day of August  
in 2020, At 4:57 M.  
JODI MORGAN  
County Clerk, Milam County, Texas  
By [Signature]  
Deputy

Date: October 10, 2014

Grantor: Robert J. Yezak and wife, Benitia J. Yezak

Lender: Jeana A. Riley

Recording information: Vol. 1240, Page 805, Official Records, Milam County, Texas

Property: Being 2.83 acres, more or less, out of the W. W. Lewis Survey, A-30, Milam County, Texas, more particularly described by metes and bounds on Exhibit "A" consisting of 1 page attached hereto and made a part hereof for all purposes. **SAVE & EXCEPT:** 2.00 acres, more particularly described by metes and bounds on Exhibit "B" consisting of 1 page attached hereto and made a part hereof for all purposes.

County: Milam

Date of Sale (first Tuesday of month): September 1, 2020

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

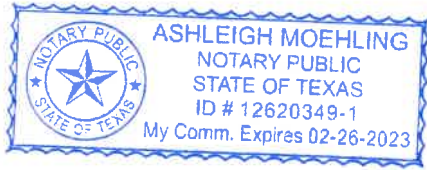
Michelle Towery f/k/a Michelle Ramirez is Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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  
Michelle Towery f/k/a Michelle Ramirez

STATE OF TEXAS  
COUNTY OF MILAM

This instrument was acknowledged before me on the 4<sup>th</sup> day of August, 2020,  
by Michelle Towery f/k/a Michelle Ramirez, in her capacity as trustee as aforesaid.



Ashleigh Moehling  
Notary Public, State of Texas

(Notary's Name, Printed)  
My commission expires: \_\_\_\_\_

All that certain tract or parcel of land out of the W. W. Lewis League in Milam County, Texas and being more particularly described as follows:  
Beginning at the N. E. corner of the tract of land described in warranty deed of E. H. Boedeker and wife, Louise Boedeker, to Richard M. Williams, dated June 29, 1963 and recorded in Volume 326, Page 380 of the Milam County Deed Records for the beginning corner of this parcel of land being also the S. W. corner of a 40 foot easement strip adjoining the South & O. W. line of U. S. Highway 190; Thence N. 87.5 E. with the South boundary line of such 40 foot easement strip a distance of 150 feet to the N. E. corner of this parcel of land, being the S. E. corner of such easement strip; Thence South 16 East a distance of 570 feet to a stake for corner; Thence South 19 West a distance of 303 feet, to a stake in present fence line for the S. E. corner of this parcel of land; Thence North 70 West along present fence line a distance of 150 feet to the East line of the Richard Williams property for the S. W. corner of this parcel of land; Thence North 19 East a distance of 262 feet to a corner post, in fence line, for a corner of this parcel of land; Thence North 16 West a distance of 505.6 feet to the place of beginning, for a total area of 123,345 square feet or 2.83 acres of land.

STATE OF TEXAS    )  
COUNTY OF MILAM   )

2.000 ACRES  
-----

Being 2.000 acres of land out of the W. W. Lewis Survey, A-30, Milam County, Texas, and being a part of that certain 2.83 acre tract of land described in a deed to B. F. Grimes, et ux, recorded in Volume 341, Page 614, of the Deed Records of Milam County, Texas, said 2.000 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set in the west line of the above mentioned Grimes tract, said iron rod being South 15 degrees 52 minutes 04 seconds East - 88.92 feet from a 5/8" iron rod found at the northwest corner of said Grimes tract, same being the northeast corner of a 2.450 acre tract of land described as FIRST TRACT in a deed to Charles E. Gottlieb, et ux, recorded in Volume 628, Page 828, of the Official Records of Milam County, Texas for the most northerly corner of this:

THENCE departing said Grimes west line, South 34 degrees 43 minutes 54 seconds East - 106.16 feet to a 1/2" iron rod set at a down guy wire for a corner of this:

THENCE South 15 degrees 52 minutes 04 seconds East - 70.78 feet to a 1/2" iron rod set for an interior ell corner of this:

THENCE North 74 degrees 07 minutes 54 seconds East - 114.82 feet to a 1/2" iron rod set in the east line of the above mentioned Grimes tract for the northeast corner of this:

THENCE along said east line and along a fence line, South 15 degrees 49 minutes 19 seconds East - 301.89 feet to a 1/2" iron rod found by a fence post for an angle point of this:

THENCE continuing along said east line and along said fence line, South 18 degrees 27 minutes 56 seconds west - 305.19 feet to a 1/2" iron rod set by a corner post for the southeast corner of this:

THENCE along the south line of said Grimes tract and along a fence line, North 70 degrees 33 minutes 39 seconds West - 144.77 feet to a 5/8" iron rod found by a corner post at the southwest corner of said Grimes tract, same being the southeast corner of the above mentioned Gottlieb tract for the southwest corner of this:

THENCE along the common line of said tracts and along a fence line, North 17 degrees 07 minutes 12 seconds East - 260.26 feet to a 4" steel fence post for an angle point of this:

THENCE continuing along said common line and along said fence line, North 16 degrees 52 minutes 04 seconds West - 422.22 feet to the POINT OF BEGINNING, and containing 2.000 acres of land, more or less.