

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

STATE OF TEXAS  
COUNTY OF MILAM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: September 8<sup>th</sup>, 2023

NOTE:

Date: May 6, 2016  
Maker: Jesus Valdez, Jr., and Tawna Valdez a/k/a Tawana Valdez  
Payee: Donald Eugene Shuffield  
Original Principal Amount: Fifty-Three Thousand Seven Hundred Thirty-Seven and 64/100 Dollars (\$53,737.64)

DEED OF TRUST:

Date: May 6, 2016  
Grantor: Jesus Valdez, Jr., and Tawna Valdez a/k/a Tawana Valdez  
Trustee: Val Walters  
Beneficiary: Donald Eugene Shuffield  
Recorded: Volume 1280, Page 177 in the Official Records of Milam County, Texas

LENDER: Donald Eugene Shuffield

BORROWER: Jesus Valdez, Jr., and Tawna Valdez a/k/a Tawana Valdez

PROPERTY:

All that certain 2.45 acre tract of land in the Timothy S. Arnett Survey, Abstract No. 74, Milam County, Texas and being the remainder of that certain 3 acre tract of land described in a deed to Garland Williams, et ux., recorded in Volume 407, Page 553, Deed Records of Milam County, Texas, more particularly described in Exhibit "A" attached hereto and made a part hereof.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEE: Michelle Towery

Filed 8 day of Sept  
in 2023. At 1:45AM.  
JODI MORGAN  
County Clerk, Milam County, Texas  
By [Signature]  
Deputy

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:

P.O. Drawer 1107, Cameron, Milam County, Texas 76520

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

October 3, 2023, the first Tuesday of the month, to commence at 10:00 a.m., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

East Door of the Milam County Courthouse, in Cameron, Milam County, Texas 76520.

NOTICE

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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.**

Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute 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

STATE OF TEXAS  
COUNTY OF MILAM

This instrument was acknowledged before on the 8th day of September, 2023, by Michelle Towery, in her capacity as Substitute Trustee as aforesaid.

  
Notary Public- State of Texas

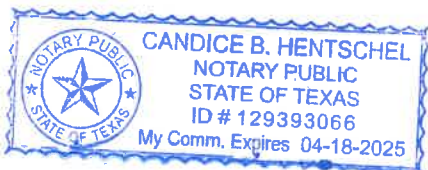


EXHIBIT "A"

2.45 ACRE TRACT

Being a 2.45 acre tract of land in the Timothy S. Arnett Survey, Abstract No. 74, Milam County, Texas and being the remainder of that certain 3 acre tract of land described in a deed to Garland Williams, et ux, recorded in Volume 407, Page 553 of the Deed Records of Milam County, Texas (DRMCT). Said 2.45 acre tract being shown on attached plat and more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8" iron rod with red cap stamped "RPLS 5952" at the southwest corner of above mentioned 3 acre tract, same being the most southerly southeast corner of a 703.253 acre tract of land to S & V Partnership by deed recorded in Volume 1257, Page 370 of the Official Records of Milam County (ORMCT), located in the curving north right-of-way line of F. M. Highway No. 487;

THENCE along the west line of said 3 acre tract, same being an east line of said 703.253 acre tract and generally along a fence, North 51 degrees 22 minutes 59 seconds East, a distance of 375.68 feet to a 4" pipe corner post;

THENCE along the north line of said 3 acre tract, same being a south line of said 703.253 acre tract and generally along a fence, South 36 degrees 57 minutes 23 seconds East, a distance of 198.35 feet to a found 1/2" iron rod with red cap stamped "RPLS 5952" located in the apparent west right-of-way line of F. M. No. 1712, a 100 feet wide right-of-way;

THENCE along the apparent west right-of-way line of F. M. Highway No. 1712, South 29 degrees 03 minutes 08 seconds West, a distance of 429.97 feet to a set 1/2" iron rod with yellow cap stamped "RPLS 5345" in the north right-of-way line of F. M. Highway No. 487, an 80 feet wide right-of-way;

THENCE along the north right-of-way line of F. M. Highway No. 487, the following courses and distances:

North 33 degrees 52 minutes 31 seconds West, a distance of 249.72 feet to a set 1/2" iron rod with yellow cap stamped "RPLS 5345" for the beginning of a curve to the left;

Along said curve to the left having a radius of 2904.79 feet, a central angle of 02 degrees 13 minutes 44 seconds, an arc length of 113.00 feet, chord bears North 34 degrees 59 minutes 22 seconds West, a distance of 113.00 feet, to the POINT OF BEGINNING, containing 2.45 acres of land.

All bearings recited herein are referenced to Geodetic North.

August 12, 2015  
Don Randall Hughes  
Registered Professional Land Surveyor  
Texas No. 5345

