

NOTICE OF TRUSTEE'S SALE

June 4, 2021

RE: Contract For Deed

Date: May 11, 2000
Seller: Richard Thrasher, Sr.
Buyer: David Bruce
Property: Being Lot 18 of the South Oaks Subdivision, Milam County, Texas consisting of 13.875 acres out of the James Reese Survey, A-303, Milam County, Texas according to the map or plat of said subdivision of record in Volume 818, Page 123 of the Deed Records and Slide 99A of the Plat Records of Milam County, Texas (the "Property").

Recording Information: Volume 818, Page 123 of the Deed Records and Slide 99A of the Plat Records of Milam County, Texas

Trustee: Kirby C. King

Date of Sale: July 6, 2021

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.

Filed 4 day of June
in 2021, At 8:30A M.
JODI MORGAN
County Clerk, Milam County, Texas
By [Signature]
Deputy

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 4th day of June 2021.



Kirby C. King, Trustee