

Filed 28 day of Jan
in 2021, At 11:22 AM.
JODI MORGAN
County Clerk, Milam County, Texas
By [Signature]
Deputy

NOTICE OF FORECLOSURE SALE NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF MILAM §

Pursuant to the authority conferred upon me by that certain Deed of Trust executed by Maria Aboytes, whose address is 1208 Murray Ave., Rockdale, Milam County, Texas to Earnest Dodd, Jr., TRUSTEE, dated December 27, 2013, for the benefit of the Beneficiary therein identified, duly recorded in Volume 1216, Page 58 of the Official Records of Milam County, Texas, securing the payment of that one certain promissory note in the original principal amount of \$79,079.46, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby, default having been made in the payment thereof, sell on **Tuesday, March 2, 2021** (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area designated by the Milam County Commissioners Court (East door of the Milam County Courthouse, located at 102 S. Fannin, Cameron, Texas 76520) at the hour of **10:00 a.m.** or within three hours thereafter of that day, the following property:

All that certain tract or parcel of land situated in Milam County, Texas, being all of Lot 9 and the West 60 feet of Lot 10, Block 6 Meadowbrook Subdivision, City of Rockdale as recorded in Cabinet A, Slide 35-A of the Plat Records of said Milam County, Texas and as conveyed from Robert Paul Young to Randy Patranella by Deed dated November 30, 2001 and being

recorded in Volume 860, Page 259 of the Official Records of said Milam County, Texas and being more particularly described by metes and bounds as follows, to wit:

BEGINNING at an iron pipe set on the North ROW of Murray Avenue (Plat-Street) for the Southeast corner of Lot 8, Meadowbrook Subdivision and for the common Southwest corner of Lot 9 and of this tract;

THENCE N 19°17'W - 150.00 feet with the common line between Lots 8 and 9 to an iron pin set on the South line of Lot 9, Block 1, Coffield Addition - Section 1(Slide 12-A) for the Northeast of Lot 8 and for the Northwest corner of this tract;

THENCE N 70°43'E - 140.00 feet with the common line between Lots 9 and 10, respectively, Meadowbrook Subdivision, and Lots 9, 10 and 11, respectively, Coffield Addition to an iron pin found for the Northeast corner of this tract;

THENCE S 19°17'E - 150.00 feet crossing Lot 10 for division to an iron pin found on a common line between the North ROW of said Murray Avenue and Lot 10 for the Southeast corner of this tract;

THENCE S 70°43'W (Plat Bearing) - 140.00 feet with a common line between the North ROW of Murray Avenue and Lots 10 and 9, respectively to the **PLACE OF BEGINNING** and containing 21,000 Square Feet of Land.

NOTICE IS FURTHER GIVEN that, except to the extent that the Trustee may bind and obligate the Mortgagor to warrant title to the Property under the terms of the Deed of Trust, 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 Debtor 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

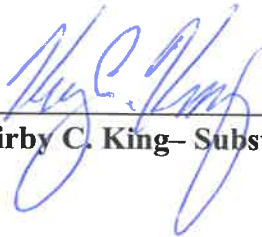
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JODI MORGAN
County Clerk, Milam County, Texas

By Melinda [Signature]
Deputy


Forces of the United States, please send written notice of the active duty military service to the sender of this Notice immediately.

EXECUTED this 25th day of January, 2021.



Kirby C. King– Substitute Trustee

Certified Mail Nos.: 7019 0700 0000 6461 1570, 7019 0700 0000 6461 1563

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