

**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 TRUSTEE'S SALE

DATE: March 13, 2023

NOTE:

Date: April 28, 2022  
Maker: The Ranch at Little River, LLC  
Payee: Barbara Jo Hickman  
Original Principal Amount: Two Million Seven Hundred Seventy-Three Thousand Four Hundred Twenty-Six and No/100 Dollars (\$2,773,426.00)

DEED OF TRUST:

Date: April 28, 2022  
Grantor: The Ranch at Little River, LLC  
Trustee: Michelle Towery  
Beneficiary: Barbara Jo Hickman  
Recorded: Instrument No. 2022-2017 in the Official Records of Milam County, Texas

LENDER: Barbara Jo Hickman

BORROWER: The Ranch at Little River, LLC

PROPERTY:

Being 581.58 acres, more or less, in the William W. Lewis Survey, Abstract No. 30, and the Daniel Monroe Survey, Abstract No. 38, Milam County, Texas and being more particularly described in Exhibit "A" attached hereto and incorporated herein; and being the same property described in Deed from Barbara Jo Hickman to The Ranch at Little River, LLC, dated April 28, 2022, and recorded as Instrument No. 2022-2016 in the Official Records of Milam County, Texas.

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.

TRUSTEE: Michelle Towery

Filed 13<sup>th</sup> day of March  
in 2023, At 10:12 A.M.  
JODI MORGAN  
County Clerk, Milam County, Texas  
By Melinda Contino  
Deputy

TRUSTEE'S MAILING ADDRESS: P.O. Drawer 1107, Cameron, Milam County, Texas 76520

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

April 4, 2023, the first Tuesday of the month, to commence at 10:00 a.m., or within three (3) hours after that time.

PLACE OF 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 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 Towery

STATE OF TEXAS  
COUNTY OF MILAM

This instrument was acknowledged before on the 13 day of March, 2023, by Michelle Towery, in her capacity as Trustee as aforesaid.

  
Notary Public- State of Texas

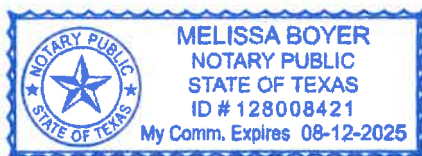


EXHIBIT "A"

FIELD NOTES  
581.58 ACRES

STATE OF TEXAS

COUNTY OF MILAM

Field notes of a 581.58-acre tract of land, being out of a 673.44-acre tract of land described in Trustee's Deed dated February 3, 1987, and recorded in Volume 573, Page 139 of the Official Records of Milam County, Texas;

Said 581.58-acre tract is comprised of approximately 198.29 acres of the William W. Lewis Survey, Abstract 30, and 383.29 acres of the Daniel Monroe Survey, Abstract 38, is situated in Milam County, Texas, approximately 3.5 miles south of the city of Cameron, and is described by metes and bounds as follows:

Beginning at a ½" iron rod found in the east line of County Road 219, at the southwest corner of a 35.35-acre tract of land conveyed from Bob G. Florence, et ux to Hollis Lewis, et ux by Warranty Deed dated October 1, 1995, and recorded in Volume 715, Page 785 of the Official Records of Milam County, Texas; at the westerly northwest corner of said 673.44-acre tract, for the westerly northwest corner of this tract;

Thence in a southeasterly direction, along the southwest boundary of said 35.35-acre tract, westerly northeast boundary of said 673.44-acre tract, and northeast boundary of this tract as follows:

South 73°12'17" East, a distance of 1384.15 feet to a ½" iron rod found,

North 18°29'06" East, a distance of 86.39 feet to a ½" iron rod found, and

South 72°46'12" East, a distance of 2195.20 feet to a pipe fence corner post found at the southeast corner of said 35.35-acre tract, southwest corner of a 92.87-acre tract of land conveyed from Paul Nabours, et ux to Hollis Lewis by Warranty Deed dated April 30, 1996 and recorded in Volume 727, Page 119 of the Official Records of Milam County, Texas; for an angle corner of said 673.44-acre tract, and an angle corner of this tract;

Thence South 73°00'24" East along the southwest line of said 92.87-acre tract, and continuing along the westerly northeast line of said 673.44-acre tract and northeast line of this tract, a distance of 1445.04 feet to a ½" iron rod found at the southeast corner of said 92.87-acre tract, an interior corner of said 673.44-acre tract, and at the southwest corner of an 81.81-acre tract of land conveyed from Barbara J. Hickman to Lon M. Dodd and Richard A. Dodd by General Warranty Deed dated October 27, 2020 and recorded in Instrument No. 4889 of the Official Records of Milam County, Texas; for an angle corner of this tract;

Thence in a generally easterly direction crossing said 673.44-acre tract, south boundary of said 81.81-acre tract, and easterly north boundary of this tract as follows:

South 73°59'53" East, a distance of 120.03 feet to a ½" iron rod found,

North 42°36'25" East, a distance of 396.61 feet to a ½" iron rod found, and

South 88°14'35" East, at 1799.05 feet pass a ½" iron rod found at fence corner 3.7 feet left of line, in all a distance of 3433.55 feet to a point in the west bank of the Little River, at the southeast corner of said 81.81-acre tract, for the northeast corner of this tract;

Thence in a generally southerly direction along the west bank of said Little River and east boundary of this tract as follows:

South 42°07'14" East, a distance of 202.25 feet to a point,

South 12°29'45" East, a distance of 151.78 feet to a point,

South 00°53'20" West, a distance of 325.19 feet to a point,

South 14°40'51" West, a distance of 676.82 feet to a point,

South 34°16'18" West, a distance of 248.58 feet to a point,

South 58°10'32" West, a distance of 101.27 feet to a point.

North 89°09'14" West, a distance of 256.03 feet to a point,  
South 70°14'41" West, a distance of 257.27 feet to a point,  
South 63°27'00" West, a distance of 95.86 feet to a point,  
South 38°10'38" West, a distance of 510.84 feet to a point,  
South 22°17'56" West, a distance of 127.77 feet to a point,  
South 06°18'55" West, a distance of 362.37 feet to a point,  
South 12°40'39" East, a distance of 269.58 feet to a point,  
South 18°22'26" East, a distance of 243.01 feet to a point,  
South 04°11'26" East, a distance of 238.49 feet to a point,  
South 07°06'44" West, a distance of 430.98 feet to a point,  
South 32°46'39" West, a distance of 132.53 feet to a point,  
South 68°09'46" West, a distance of 211.00 feet to a point,  
South 57°28'12" West, a distance of 345.37 feet to a point,  
South 43°49'18" West, a distance of 229.66 feet to a point,  
South 17°39'40" West, a distance of 156.60 feet to a point,  
South 08°58'33" East, a distance of 248.73 feet to a point,  
South 59°08'59" East, a distance of 294.78 feet to a point,  
South 63°43'24" East, a distance of 473.97 feet to a point,  
South 56°37'08" East, a distance of 317.00 feet to a point, and

South 64°14'13" East, a distance of 471.17 feet to a point at the northeast corner of 1666.494-acre tract of land conveyed from Grace Jensen, et al to Paula K. Callahan, et al dated December 15, 1994, and recorded in Volume 701, Page 48 of the Official Records of Milam County, Texas; for the southeast corner of said 673.44-acre tract, and southeast corner of this tract;

Thence in a northwesterly direction along the northeast boundary of said 1666.494-acre tract, easterly southwest boundary of said 673.44-acre tract, and easterly southwest boundary of this tract as follows:

North 72°50'54" West, a distance of 2909.23 feet to a concrete monument found, and

North 75°43'16" West, a distance of 1817.94 feet to a 1/2" iron rod found at a disturbed concrete monument in the southeast boundary of a 495.051-acre tract of land conveyed from Mullinax Land Company, LLC to Michael Kenny Mingus, et ux dated May 10, 2017 and recorded in Volume 1309, Page 1 of the Official Records of Milam County, Texas; at the easterly northwest corner of said 1666.494-acre tract, for the southerly southwest corner of said 673.44-acre tract, and southerly southwest corner of this tract;

Thence in a generally northwesterly direction along the common boundary between said 495.051-acre tract, and said 673.44-acre tract, being a northwesterly and southwesterly boundary of this tract as follows:

North 19°30'08" East, a distance of 1821.70 feet to a 1/2" iron rod found at fence corner,

North 74°27'57" West, a distance of 1502.29 feet to a 1/2" iron rod found,

North 73°39'42" West, a distance of 1934.51 feet to a 26" dead oak tree in fence line,

North 72°40'10" West, a distance of 333.86 feet to a 1/2" iron rod found at fence corner,

North 18°12'07" East, a distance of 2235.69 feet to a 1/2" iron rod found at fence corner,

and

FIELD NOTES  
581.58 ACRES

North  $73^{\circ}25'18''$  West, a distance of 1382.89 feet to a  $\frac{1}{2}$ " iron rod found in the southeast line of said County Road 219, at the northwest corner of said 495.051-acre tract, for the westerly southwest corner of said 673.44-acre tract, and the westerly southwest corner of this tract;

Thence North  $13^{\circ}59'24''$  East along the southeast line of said County Road 219, westerly northwest line of said 673.44-acre tract, and westerly northwest corner of this tract, a distance of 32.12 feet to the point of beginning, containing 581.58 acres of land, more or less, subject to all easements of record.

*Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPOCH 2010.0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by Statec, Virtual Reference System (VRS) network and/or Real Time Kinematic (RTK). Distances shown hereon are shown as grid Texas State Plane Coordinate System distances.*

I, Jason McMillan, Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground this the 17<sup>th</sup> day of February 2022.



A handwritten signature in black ink, appearing to read "J McMillan".

Registered Professional Land Surveyor  
Texas Registration No. 6279

*A plat accompanies this metes and bounds description  
Job # 21110011*