

Filed 7<sup>th</sup> day of April  
in 2025, At 3:55 P M.

JODI MORGAN

County Clerk, Milam County, Texas

By Jodi Morgan  
<sup>Deputy</sup>

**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: April 7, 2025

NOTE:

Date: August 16, 2017  
Maker: Cheryl L. Braziel  
Payee: Lone Star Trust & Investment Services, as Custodian of the Deborah Vann Self Directed IRA  
Original Principal Amount: Sixty-Four Thousand and No/100 Dollars (\$64,000.00)

DEED OF TRUST:

Date: August 16, 2017  
Grantor: Cheryl L. Braziel  
Trustee: Michael E. Vance  
Beneficiary: Lone Star Trust & Investment Services, as Custodian of the Deborah Vann Self Directed IRA  
Recorded: Volume 1316, Page 103 in the Official Records of Milam County, Texas

Amendments: As modified by that certain Modification Agreement between Grantor and Beneficiary dated July 21, 2020, and recorded as Instrument No. 2020-3320 in the Official Records of Milam County, Texas

LENDER: Lone Star Trust & Investment Services, as Custodian of the Deborah Vann Self Directed IRA

BORROWER: Cheryl L. Braziel

PROPERTY:

Being Two tracts of land out of Block Number Eleven (11), Reese's Addition, City of Cameron, Milam County, Texas, as shown on plat of said subdivision of record in Volume 37, Page 109, Deed Records of Milam County, Texas, more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein; and being the same property described in Deed from Citizens National Bank, as Custodian of the Deborah Vann Self Directed IRA to Cheryl L. Braziel, dated August 16, 2017, and recorded in Volume 1316, Page 100 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.

SUBSTITUTE TRUSTEE: Ashleigh Moehling

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

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

May 6, 2025, 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.

  
Ashleigh Moehling, Substitute Trustee

STATE OF TEXAS  
COUNTY OF MILAM

This instrument was acknowledged before on the 7 day of April,  
2025, by Ashleigh Moehling, in her capacity as Substitute Trustee as aforesaid.



*Alicia Lopez*  
Notary Public- State of Texas

EXHIBIT "A"

All these certain lots, tracts or parcels of land lying and being situated in the City of Cameron, Milam County, Texas, and being more particularly described as follows, to-wit:

**FIRST TRACT:** All that certain lot or parcel of land out of the D. Hanson Grant, in Cameron, Milam County, Texas, and more particularly described as follows: BEGINNING at the N. W. corner of the lot out of Block 11 of Reese's Addition to the City of Cameron, conveyed by T. G. Sampson to Florine Sampson Taylor by deed of date May 8, 1936, and as recored in Volume 216, page 207, of the Deed Records of Milam County, Texas, for S. W. corner of tract hereby conveyed, said corner being in the East line of North Houston Avenue; THENCE N. 19 S. 66 feet, more or less, to N. W. corner of said Block 11 for N. E. corner of that THENCE S. 71 E. 195 feet, more or less, to N. E. corner of the lot conveyed by T. G. Sampson to Fred F. Sampson by deed of date May 9, 1936, and of record in Vol. 216 page 285, of the Deed Records of Milam County, Texas, for N. E. corner of lot hereby conveyed; THENCE S. 19 W. 66 feet, more or less, to the N. E. corner of said Florine Sampson Taylor lot, for S. E. corner of lot hereby conveyed; THENCE along N. line of said Florine Sampson Taylor lot N. 71 W. 105 feet, more or less, to the place of beginning, and being the same land conveyed by T. G. Sampson to Fred F. Sampson, by deed of date May 9, 1936, and of record in Volume 216 page 285 of the Deed Records of Milam County, Texas.

Being the same property described in Warranty Deed executed by Fred F. Sampson to W. N. Burns, dated February 11th, 1948, of record in Volume 260 page 136 of the Deed Records of Milam County, Texas.

**SECOND TRACT:** All that certain lot or parcel of land out of the D. Hanson Grant in the City of Cameron, Milam County, Texas, being a part of Block Number Eleven (11) of Reese's Addition to the said City of Cameron, according to and as shown and delineated on map and plat of said Addition of record in Volume 37, page 110 of the Deed Records of Milam County, Texas, and being all of the N. W. one-fourth (1/4) of said Block Number Eleven (11), SAID AND EXCEPT that portion of said Block Number Eleven (11) conveyed by T. G. Sampson to Fred W. Sampson by warranty deed dated May 9, 1936, and recorded in Volume 216, page 285 of the Deed Records of Milam County, Texas, to which records reference is here made for all purposes.

Being the same property described in Warranty Deed executed by Oms Hertzfeldt, et al, to W. N. Burns, dated July 13th, 1961, of record in Volume 321 page 231 of the Deed Records of Milam County, Texas.