

STATE OF TEXAS }
COUNTY OF JIM WELLS } **KNOW ALL MEN BY THESE PRESENTS**

NOTICE OF TRUSTEE'S SALE

Pursuant to the authority conferred upon me by that certain Deed of Trust executed by Christina Rios of Jim Wells County, Texas, to Mark Paisley, Trustee, dated April 5, 2012, for the benefit of the Beneficiary therein identified, duly recorded under Clerk's File No.427522, Volume 1205, Page 359, Official Records of Jim Wells County, Texas, securing payment of that one certain promissory note in the original principal amount of **\$47,000.00**, 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 **August 1, 2017**, (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area designated by the County Commissioners' Court. The sale shall commence at the hour of 1:00 p.m. or within three hours thereafter of that day, to be completed by 4:00 p.m. of that same day, the property described as follows, to-wit:

FIELD NOTES to describe a 10.60 acre tract, herein designated Tract 15, out of a 230.64 acre tract consisting of two 115.32 acre tracts described as Tracts 1 & 2 in Volume 1144, Page 850, and Volume 1144, Page 854, Official Records of Jim Wells County, Texas and also being out of the N. Ryan Survey, Abstract 415, Jim Wells County, Texas, said 10.60 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5\8" steel rod (set) in the lower east line of said 230.64 acre tract same being the west line of a called 123.88 acre tract recorded in Volume 534, Page 627, Deed Records of Jim Wells County, Texas for the S.E. corner of a 11.21 acre tract herein designated Tract 14 and the N.E. corner of this tract from whence a 8" cedar fence corner post (found) for the lower N.E. corner of said 230.64 acre tract bears N-04°-54'-40"-E, 79.32';

THENCE, S-04°-54'-40"-W, along the lower east line of said 230.64 acre tract, a distance of 376.66' to a 5\8" steel rod (set) for the N.E. corner of a 10.30 acre tract herein designated Tract 16 and the S.E. corner of this tract;

THENCE, S-89°-32'-06"-W, at 1183.66' pass a 5\8" steel rod (set) in the east line of a herein designated 60' private road, in all a distance of 1233.66' to a 5\8" steel rod (set) in the centerline of said private road for the N.W. corner said Tract 16, the N.E. corner of a 10.06 acre tract herein designated Tract 3, the S.E. corner of a 10.06 acre tract herein designated Tract 4 and the S.W. corner of this tract;

THENCE, N-00°-21'-18"-W, along the centerline of said private road, a distance of 375.00' to a 5\8" steel rod (set) for the S.E. corner of a 11.13 acre tract herein designated Tract 5, the N.E. corner of said Tract 4, the S.W. corner of said Tract 14 and the N.W. corner of this tract;

THENCE, N-89°-32'-06"-E, at 30.00' pass a 5\8" steel rod (set) in the east line of said private road, in all a distance of 1248.23' to the POINT OF BEGINNING and containing 10.60 acres more or less.

EXECUTED this 7th day of July, 2017.



Robert S. Lee, Substitute Trustee
P.O. Box 179
Freer, Texas 78357
361/394-6135
Fax 361/394-7279

11:00 a
FILED
AT O'CLOCK M

JUL 10 2017

JO Perez III, Co. Clk. Jim Wells Co., Texas
Deputy