

STATE OF TEXAS }
COUNTY OF JIM WELLS }

KNOW ALL MEN BY THESE PRESENTS

AT 10:30 FILED
O'CLOCK AM
FEB 01 2017
Co. Clk. Jim Wells Co., Texas
Deputy

NOTICE OF TRUSTEE'S SALE

Pursuant to the authority conferred upon me by that certain Deed of Trust executed by Dana Martin & Nellie Martin of Jim Wells County, Texas, to **ROBERT S. LEE, Trustee**, dated December 1, 2005, for the benefit of the Beneficiary therein identified, duly recorded under Vol. No. 929, Pages 613 et seq., Official Records of Jim Wells County, Texas, securing payment of that one certain promissory note in the original principal amount of **\$160,000.00**, I will, as 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 7, 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:

Property situated in Jim Wells County, Texas to-wit:

Being 177.7385 acres of land, more or less, of which 3.1349 acres are in the R.O.W. of County Road 237 and being out of the N. Gussett Survey, A-185; the J. Suggs Survey, A-447; the J. Graham Survey, A-180; the George Clark Survey, A-97; and the J.H. Brown Survey, A-57 and said 177.7385 acre tract being more specifically out of said J. Suggs Survey, A-447 and said J. Graham Survey, A-180, all in Jim Wells County, Texas, said 177.7385 acres of land, more or less, being more particularly described by metes and bounds as follows:

BEGINNING at a sixty penny nail (found) under an existing fence, the East line of County Road 237 and the East line of said J. Suggs Survey A-447 for the S.E. corner of a 390.48 acre tract conveyed from James Q. Yawn to B.S. Shepard, Trustee, by deed dated June 22, 1972, and recorded in Volume 298, Page 73 of the Deed Records of Jim Wells County, Texas, for the N.E. corner of this 177.7385 acre tract and from whence the N.E. corner of said J. Suggs Survey, A-447, bears N 00° 31' W, 5187.43'';

THENCE, S 00° 31' E, along the East line of said 908.22 acre tract and the East line of said J. Suggs Survey, a distance of 505.09'' to a 5/8" " iron rod (set) for the upper S.E. corner of this 177.7385 acres of land;

THENCE, N 78° 01' 20" " W, at 48.33'' pass a fence corner post in the approximate West R.O.W. line of County Road 237, continuing along an existing fence, a total distance of 431.84'' to an iron rod (set) at a fence corner post for an inner corner of this 177.7385 acres of land;

THENCE, S 53° 33' 42" " W, along an existing fence, a distance of 2239.78'' to a 5/8" " iron rod (set) under said existing fence, for the middle S.E. corner of this 177.7385 acres of land;

THENCE, N 81° 14' 51" " W, along the North line of a fence for pens and the Easterly projection thereof, a distance of 419.97'' to a 5/8" " iron rod (set) at a fence corner post for an inner corner of this 177.7385 acres of land;

THENCE, S 31° 19' 27" W, along the West line of said fence for pens, a distance of 77.90' to a 5/8" iron rod (set) at a fence corner post for the lower S.E. corner of this 177.7385 acres of land;

THENCE, S 89° 37' 04" W, along an existing fence, a distance of 273.48' to a 5/8" iron rod (set) at an existing fence, for a corner of this 177.7385 acres of land;

THENCE, N 68° 06' 07" W, along an existing fence, a distance of 65.82' to a 5/8" iron rod (set) for a corner of this 177.7385 acres of land;

THENCE, N 85° 45' 50" W, along a fence and gate, a distance of 22.43' to a 5/8" iron rod (set) under a fence, the East line of a 141.24 acre tract conveyed from James Q. Yawn to Paul C. Barker by deed dated June 22, 1972, and recorded in Volume 298, Page 20 of the Deed Records of Jim Wells County, Texas, for the lower S.W. corner of this 177.7385 acres of land;

THENCE, N 00° 04' 07" W, along a fence, the East line of said 141.24 acre Barker Tract, a distance of 1538.69' to a fence corner post (found) for the N.E. corner of said Barker Tract and an inner corner of this 177.7385 acres of land;


THENCE, S 89° 54' W, along an existing fence, the North line of said 141.24 acre Barker Tract, a distance of 25.00' to a fence corner post (found) for an inner corner of said 908.22 acre tract and for the upper S.W. corner of this 177.7385 acres of land;

THENCE, N 00° 01' 31" W, along a fence, a West line of said 908.22 acre tract, at 3124.56' pass a fence corner post (found) in the South or Southwest R.O.W. line of County Road 237, continuing a total distance of 3162.90' to a sixty penny nail (found) I the centerline of said County Road 237 for a corner of said 390.48 acre tract and the N.W. corner of this 177.7385 acres of land;

THENCE, S 40° 43' 00" E, along the centerline of said County Road 237 (50' R.O.W.) and the S.W. line of said 390.48 acre tract, a distance of 1922.95' to a sixty penny nail (set) for a P.I. in said County Road and an inner corner of this 177.7385 acres of land;

THENCE, S 49° 55' E, along the centerline of said County Road 237 and the S.W. line of said 390.48 acre tract, a distance of 2360.63' to the PLACE OF BEGINNING and containing 177.7385 acres of land of which 3.1349 acres are in this R.O.W. of County Road 237; together with all mineral interests of the parties hereto in and to this 177.7385 acre tract, more or less.

EXECUTED this 25th day of January, 2017.



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