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DEC 11 2017

By *[Signature]*  
Deputy

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 **SILVESTRE SOLIS, JR. and IRENE BENAVIDES CUSSINS** of Jim Wells County, Texas, to **ROBERT S. LEE, Trustee**, dated May 4, 2016, for the benefit of the Beneficiary therein identified, duly recorded under Clerk's File No. 443047, Vol. 1281, Page 431-438, Official Records of Jim Wells County, Texas, securing payment of that one certain promissory note in the original principal amount of \$112,500.00, 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 **January 2, 2018**, (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:

1.46 acre tract out of the NW portion of Lot 7, Gorbet Acres, Jim Wells County, Texas and being more particularly described on the attached exhibit "A"

EXECUTED this 7th day of December, 2017

*[Signature]*

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

EXHIBIT "A"

April 11, 2016  
A 1.46 acre tract out of the Northwest portion of  
Lot 7, Gorbet Acres

STATE OF TEXAS  
COUNTY OF JIM WELLS

FIELDNOTE DESCRIPTION of a 1.46 acre tract of land out of the Northwest portion of Lot 7, Gorbet Acres, as shown on a map recorded in Volume 9, Page 2, Map Records, Jim Wells County, Texas; said 1.46 acre tract of land being more particularly described by metes and bounds as follows:

- Beginning: At a 5/8" iron rod found on the Southeasterly right-of-way line of State Highway No. 359 for the North corner of Lot 6 and the West corner of Lot 7, said Gorbet Acres, for the POINT OF BEGINNING, the West corner of this 1.46 acre tract; said right-of-way line of State Highway No. 359 being a 3827.97 foot radius curve, concave right, which radius point bears S 39° 26' 11" E, a distance of 3827.97 feet;
- Thence: With the arc of said 3827.97 foot radius curve, in a Northeasterly direction, at 177.97 feet pass the West corner of a 30 foot wide access easement, in all a distance of 208.50 feet to a 5/8" iron rod found for the West corner of Lot 8 and the North corner of Lot 7, said Gorbet Acres, for the North corner of this 1.46 acre tract and the North corner of said 30 foot wide access easement;
- Thence: S 47° 13' 28" E, with the Southwesterly line of Lot 8 and with the Northeasterly line of Lot 7, said Gorbet Acres, a distance of 286.56 feet to a 1/2" iron rod set for the East corner of this 1.46 acre tract and the East corner of said 30 foot wide access easement; whence a 5/8" iron rod found for the South corner of Lot 8 and the East corner of Lot 7, said Gorbet Acres, bears S 47° 13' 28" E, a distance of 330.00 feet;
- Thence: S 44° 43' 48" W, parallel with the Southeast line of said Lot 7, Gorbet Acres, at 30.02 feet pass the South corner of said 30 foot wide access easement, in all a distance of 205.86 feet to a 1/2" iron rod set on the Southwesterly line of Lot 7 and the Northeasterly line of Lot 6, said Gorbet Acres, for the South corner of this 1.46 acre tract;
- Thence: N 47° 13' 28" W, with the Northeasterly line of Lot 6 and the Southwesterly line of Lot 7, said Gorbet Acres, a distance of 313.41 feet to the POINT OF BEGINNING, containing 1.46 acres, more or less.

FIELDNOTE DESCRIPTION of a 30 foot wide access easement along the Northeasterly line of said Lot 7, Gorbet Acres, a subdivision as shown on a map recorded in Volume 9, Page 2, Map Records, Jim Wells County, Texas; said 30 foot wide access easement being more particularly described by metes and bounds as follows:

- Beginning: At a 1/2" iron rod set in the Northwesterly line of Lot 8 and in the Northeasterly line of Lot 7, said Gorbet Acres, for the East corner of the above described 1.46 acre tract of land for the POINT OF BEGINNING, for the East corner of this 30 foot wide access easement;
- Thence: S 44° 43' 48" W, parallel with the Southeast line of said Lot 7, Gorbet Acres, with the Southeasterly line of said 30 foot wide access easement, a distance of 30.02 feet to a point for the South corner of this 30 foot wide access easement;
- Thence: N 47° 13' 28" W, parallel with and 30 feet Southwest of the Southwest line of Lot 8 and the Northeast line of Lot 7, Gorbet Acres, a distance of 291.19 feet to a point in the Northwesterly line of Lot 7 and in the Southeasterly right-of-way line of State Highway No. 359 for the West corner of this 30 foot wide access easement;
- Thence: With the arc of a 3827.97 foot radius curve, concave right, being the Southeasterly right-of-way line of State Highway No. 359 and the Northwesterly line of said Lot 7, a distance of 30.53 feet (N 53° 27' 33" E, a distance of 30.53 feet, chord bearing and distance) to a 5/8" iron rod found for the West corner of Lot 8 and the North corner of Lot 7, Gorbet Acres, for the North corner of this 30 foot wide access easement;
- Thence: S 47° 13' 28" E, with the Southwest line of Lot 8 and the Northeast line of Lot 7, Gorbet Acres, a distance of 286.56 feet to the POINT OF BEGINNING, containing 0.20 acre for access easement.

Written by   
Horacio Oliveira, R.P., L.S. #1415

