

## NOTICE OF TRUSTEE'S SALE

Date: August 26, 2024

Trustee: John Malone

Trustee's Address: 5400 Bosque Blvd., Ste. 308, Waco, Texas 76710

Mortgagee: Kelly Hackman

Note:

Date: July 19, 2013

Principal Amount: \$ 55,000.00

Borrower: Cody D. Musia and Morgan Millner

Mortgagee: Kelly Hackman

Deed of Trust:

Date: July 19, 2013

Grantor: Cody D. Musia and Morgan Millner

Mortgagee: Kelly Hackman

Recording Information: Instrument #0000137, Volume 00282, Page 00662 in the Official Public Records of Falls County, Texas

Property: See attached Exhibit A, and more commonly known as: 475 CR 151, Riesel, Falls County, Texas 76682

County: Falls

Date of Sale: October 1, 2024

Time of Sale: 10:00 a.m. or within three hours thereafter

Place of Sale: South steps of the Falls County Courthouse in Marlin, Texas

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE 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.

John Malone is the Trustee under the Deed of Trust. Mortgagee 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." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours there after. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

**FILED**

At 10:05 o'clock A M

SEP 10 2024

ELIZABETH PEREZ, COUNTY CLERK  
FALLS COUNTY, TEXAS  
BY [Signature] DEPUTY

[Signature]

JOHN MALONE, TRUSTEE (254) 772-3722

## EXHIBIT "A"

BEING a 25.00 acres tract of land situated in the Gregoria Basquez Survey A-6, Falls County, Texas, and being part of that called 84.007 acres tract described in the deed to Donald Lee Thompson et ux recorded in Vol. 249, Pg. 212, Official Records of Falls County, Texas (F.C.O.R.), said 25.00 acres being more particularly described by metes and bounds as follows:

BEGINNING at a point in the West edge of county road CR 151 and the East line of the Ben Dieterich called 198.36 acres tract of record in Vol. 6, Pg. 99, F.C.O.R. for the Northeast corner of said 84.007 acres tract and this tract, same being the Southeast corner of the Gary Skrabanek called 80.21 acres tract of record in Vol. 11, Pg. 137, F.C.O.R., from which corner a found 60P nail for reference in the West margin of said road at the base of a 10" treated fence corner post bears S 62°06'38"W 9.91 ft., and also from which corner the Southeast corner of said 84.007 acres tract in the West edge of said road bears S 36°00'00"E 1333.20 ft.;

THENCE S36°00'00"E (basis of bearing- 249/212) 902.85 ft. with the West edge of said road and the West line of said Dieterich tract and the Edna Nuemann called 162 acres tract of record in Vol. 6, Pg. 101, F.C.O.R. to a point for the Southeast corner of this tract, from which corner a set 1/2" iron rod for reference in the West margin of said road at the base of an 8" treated fence corner post and a water meter bears S63°05'00"W 9.87 ft.;

THENCE S63°05'00"W, at 9.87 ft. said rod for reference, continuing along a line South of a driveway, in all 1298.26 ft to a set 1/2" iron rod for the Southwest corner of this tract;

THENCE N 27°53'22" W 871.77 ft. to a set 1/2" iron rod in the North line of said 84.007 acres tract and the South line of said Skrabanek tract, and being South of an existing fence, for the Northwest corner of this tract;

THENCE N62°06'38"E along the South side of an existing fence, and with the North line of said 84.007 acretract and the South line of said Skrabanek tract, intersecting said fence, at 1160.79 ft. said 60P nail for reference, in all 1170.70 ft. to the point of BEGINNING, containing 25.00 acres, more or less, of which 0.20 acre lies within county road CR 151.

**FILED**

At 10:05 o'clock A M

SEP 10 2024

ELIZABETH PEREZ, COUNTY CLERK  
FALLS COUNTY, TEXAS  
BY Heart DEPUTY