

POSTED

AUG 22 2024

Christine A. Jones
McCulloch, County Clerk

STATE OF TEXAS

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NOTICE OF TRUSTEE'S SALE

COUNTY OF McCULLOCH

WHEREAS, on the 9th day of May, 2018, Nina Williams and Warren Williams executed a Deed of Trust conveying to Donald Barley, Trustee, the Real Estate hereinafter described to secure Quert Huitt and Denise Huitt, in the payment of a debt therein described, said Deed of Trust being recorded in Volume 455, Page 1055, in the Official Public Records of McCulloch County, Texas; and

WHEREAS, the undersigned, Terry R. Norman, has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

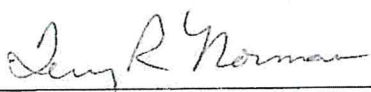
WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property in accordance with the terms of said deed of trust to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of October, 2024, between the hours of 10.00 o'clock A.M. and 4:00 o'clock P.M., I will sell the Real Estate at the McCulloch County Courthouse in Brady, Texas, in the area designated by the Commissioner's Court of said county, or, if no area has been designated, at the front steps of the south door of said Courthouse, to the highest bidder for cash. The sale will begin at 10:00 A.M. or within three (3) hours thereafter.

Said Real Estate is described as follows:

Being an area of 7.02 acres of land, more or less, out of and a part of W. P. Beebe Survey No. 236, Abstract No. 1613, McCulloch County, Texas, and being all of the 8.82 acre tract described in a Deed dated November 6, 1963, from G. C. & S. F. R.R. Co. to Pedro Soto, recorded in Volume 164, Page 249, Deed Records of McCulloch County, Texas, save and except a 1.78 acre tract described in a Deed dated October 24, 1977, from Pedro Soto, et ux, to Louis Kimbrough, recorded in Volume 198, Page 501, Deed Records of McCulloch County, Texas and said 7.02 acre tract also being that same called 7.04 acre tract described and recorded in Volume 212, Page 128, Deed Records of McCulloch County, Texas and said 7.02 acre tract being more particularly described by metes and bounds on Exhibit A, attached hereto and incorporated herein by this reference for all purposes.

WITNESS MY HAND this 22nd day of August, 2024.



Terry R. Norman, Substitute Trustee

EXHIBIT A

Being an area of 7.02 acres of land, more or less, out of and a part of W. P. Beebe Survey No. 236, Abstract No. 1613, McCulloch County, Texas, and being all of the 8.82 acre tract described in a Deed dated November 6, 1963, from G. C. & S. F. R.R. Co. to Pedro Soto, recorded in Volume 164, Page 249, Deed Records of McCulloch County, Texas, save and except a 1.78 acre tract described in a Deed dated October 24, 1977, from Pedro Soto, et ux, to Louis Kimbrough, recorded in Volume 198, Page 501, Deed Records of McCulloch County, Texas and said 7.02 acre tract also being that same called 7.04 acre tract described and recorded in Volume 212, Page 128, Deed Records of McCulloch County, Texas and said 7.02 acre tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod with cap set for the West or Southwest corner of this tract and said 8.82 acre tract and being the intersection of the Southwest line of Tenth Street extension as shown on the Townsite plat of the Town of Rochelle, McCulloch County, Texas as recorded in Book 2, Page 330, Deed Records of McCulloch County, Texas with the Southeast line of Front Street of said Town of Rochelle;

Thence with the Northwest line of this tract and said 8.82 acre tract and the Southeast line of said Front Street, North 38° 00' 00" East 1020.00 feet to a 1/2" iron rod with cap set for the North or Northwest corner of this tract and also being the West or Southwest corner of that certain save and except 1.78 acre tract described and recorded in Volume 198, Page 501, Deed Records of McCulloch County, Texas;

Thence with the Northeast line of this tract and Southwest line of said 1.78 acre tract, South 52° 00' 00" East 300.00 feet to a 1/2" iron rod with cap set for the East or Northeast corner of this tract and the South or Southeast corner of said 1.78 acre tract and being in the Southeast line of said 8.82 acre tract and in the Northwest line of said locally known Railroad Street;

Thence with the Southeast line of this tract and said 8.82 acre tract and the Northwest line of said locally known Railroad Street, South 38° 00' 00" West 1020.00 feet to a 1/2" iron rod with cap set for the South or Southeast corner of this tract and said 8.82 acre tract;

Thence with the Southwest line of this tract and said 8.82 acre tract, North 52° 00' 00" West 300.00 feet to the place of beginning and containing an area of 7.02 acres of land, more or less.