

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DATE: JANUARY 21 2023

**DEED OF TRUST:**

Date: December 13, 2021

Grantor: JAGROOP SINGH KHELA and PANKAJ KHELA

Grantor's County: Eastland

Beneficiary: COMMAND DECISIONS, INC.

Trustee: ROBERT E. BLACK

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, LAURA BROWDER, TERRY BROWDER, MARSHA MONROE, MARCIA ELLING, LOUIS STARZEL, ED HENDERSON, JAMIE OSBORNE

Substitute Trustee's Address:

ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE,  
LAURA BROWDER, TERRY BROWDER, MARSHA MONROE, MARCIA  
ELLING, LOUIS STARZEL, ED HENDERSON, JAMIE OSBORNE  
2499 S. Capital of Texas Hwy, Ste. A-205  
Austin, Travis County, Texas 78746  
(512) 477-1964

Recorded in: Document No. 2022-000238, Real Property Records, Eastland County,  
Texas.

**PROPERTY:**

Tract 7, being 10.22 acres, more or less, Eastland County, Texas, being more particularly described by metes and bounds on field notes in the Exhibit "A" attached hereto and made a part hereof for all purposes.

**NOTE SECURED BY DEED OF TRUST:**

Date: December 13, 2021

1588  
SERVICES  
COUNTY CLERK  
FEB 17 2023  
EASTLAND COUNTY, TEXAS  
By RC Deputy

**Original Principal Amount: \$77,850.00**

**Holder:           COMMAND DECISIONS, INC.**

**DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 7th day of March, 2023.**

**PLACE OF SALE OF PROPERTY (including county):**

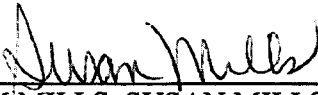
County Courthouse of Erath County, Stephenville, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 1:00 p.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

**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 services to the sender of this notice immediately.**

  
JIM/MILLS, SUSAN MILLS, GEORGE  
HAWTHORNE, LAURA BROWDER, TERRY  
BROWDER, MARSHA MONROE, MARCIA  
ELLING, LOUIS STARZEL, ED HENDERSON,  
JAMIE OSBORNE  
2499 S. Capital of Texas Hwy., Ste A-205  
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## EXHIBIT A

FIELD NOTES  
JOB NO. 210802

### 10.22 ACRES - TRACT 7

BEING 10.22 acres of land out of the E. THORNTON SURVEY, Abstract No. 611, Eastland County, Texas, and being part of that tract described in a Warranty Deed with Vendor's Lien to Command Decisions, Inc., dated July 2, 2021 and recorded in Document No. 2021-002280 of the Official Public Records of Eastland County, Texas (OPREC) and described by metes and bounds as follows:

COMMENCING at a 5" pipe fence post found for the southeast corner of the said Command Decisions tract, the southwest corner of a tract described in a Warranty Deed to Rick Hogg, dated October 15, 2002 and recorded in Volume 97, Page 545 DREC, in the north line of County Road 495;

THENCE: South 88°55'08" West with the north line of County Road 495, a distance of 691.01 feet to a 1/2 inch pin with yellow cap stamped "CCC 4835" set for the POINT OF BEGINNING and being the southeast corner of this tract;

THENCE: South 88°55'08" West continuing with the north line of County Road 495, a distance of 268.43 feet to a 1/2 inch pin with yellow cap stamped "CCC 4835" set for the southwest corner of this tract, from which the southwest corner of the said Command Decisions tract bears South 88°55'08" West, a distance of 549.74 feet to a pipe fence post found, South 89°14'35" West, a distance of 956.85 feet to a pipe fence post found, South 59°04'18" West, a distance of 43.56 feet to a 1/2 inch pin with yellow cap stamped "CCC 4835" set, South 88°41'19" West, a distance of 188.05 feet to a 1/4" iron pin with a red plastic cap inscribed "Pfingsten" found;

THENCE: over and across the said Command Decisions tract the following courses and distances:

1. North 00°01'47" West a distance of 1,756.64 feet to a 1/2 inch pin with yellow cap stamped "CCC 4835" set for the northwest corner of this tract,
2. South 63°38'12" East a distance of 288.77 feet to a 1/2 inch pin with yellow cap stamped "CCC 4835" set for the northeast corner of this tract,
3. South 00°22'22" East a distance of 1,623.38 feet to the Point of Beginning.

Bearings based on the Texas State Plane Coordinate System, North Central Zone NAD83.



November 10, 2021  
Clyde C. Castleberry, Jr.  
Registered Professional Land Surveyor No. 4835

Triple C Surveying Co.  
P.O. Box 544  
Lampasas, Texas 76550  
www.triplecsurveying.com  
Firm No. 10193916