

2024 OCT 11 AM 9:56

KIMBERLY MENKE
CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

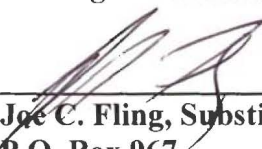
You, **James Earl Dorsey and Billie C. McCannick**, are hereby notified that on **Tuesday, November 5, 2024 A.D.**, between the hours of **1:00 p.m. and 4:00 p.m.** at the courthouse door located in the East hallway of the Colorado County Annex at 318 Spring Street, in the city of Columbus, County of Colorado, State of Texas, I, the undersigned will sell at public auction to the highest bidder for cash the following described property:

All of that certain tract and parcel of land being one acre (fronting on Strickland lane) out the Cartwright League as described by metes and bounds on field notes attached as Exhibit A, hereto.

The address or common designation(s) of this real property are: 1603 Strickland Lane, Eagle Lake, Texas 77434.

This sale will be made to satisfy the debt evidenced by the promissory note dated May 8, 2022, in the original principal sum of Eighty-Nine Thousand and no/100 (\$89,000.00) Dollars, executed by you as Makers to James T. Bankston, Sr., as payee, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated May i, 2022 (referred to in this notice as the Deed of Trust). The Deed of Trust was executed by you as Grantors to Mercy Fling as Trustee for the benefit of James T. Bankston, Sr., and was recorded in Vol. 1003 Page 466 in the Official records of Colorado County, Texas. James T. Bankston, Sr, the beneficiary has requested me, the undersigned, to enforce this trust by selling the real property because you are in default in the payment of the note described in the Deed of Trust.

The beneficiaries of the deed of trust appointed and substituted me the undersigned, as trustee under the Deed of Trust by a substitution dated October 8, 2024. As substitute trustee, I am vested with and succeed to all the powers and duties given to the original trustee.



Joe C. Fling, Substitute Trustee
P.O. Box 967
Eagle Lake, Texas 77434
(979) 234-5536

DESCRIPTION OF A 1.000 ACRE TRACT OF LAND OUT OF THE THOMAS CARTWRIGHT LEAGUE, ABSTRACT NO. 11, COLORADO COUNTY, TEXAS AND BEING PART OF LOT 10 OF THE FOOTE SUBDIVISION AS RECORDED IN VOLUME J, PAGE 399, OF THE PROBATE FINAL RECORDS OF COLORADO COUNTY, TEXAS AND BEING FURTHER DESCRIBED AS PART OF THAT CALLED 5.00 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED DECEMBER 13, 2004 FROM LILLIAN GIBBS TO JAMES T. BANKSTON, SR., AS RECORDED IN VOLUME 480, PAGE 596, OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 1.000 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found [Grid Coordinates: N 13,734,998.41 USft E 2,818,818.47 USft] in the Northwest line of Strickland Lane for the Southerly corner of said parent 5.00 acre tract, being the Easterly corner of a called 112.36 acre tract of land described in a deed dated November 7, 2011 from Mary A. Guyon to Kenneth Mahalitic, Inc., as recorded in Volume 684, Page 226, Colorado County Official Records;

THENCE North 72° 12' 34" West (called North 69° 42' 50" West, Vol. 684, Pg: 226, O.R.C.C.T.) with the Northeast line of said 112.36 acre tract, being the Southwest line of said parent 5.00 acre tract a distance of 190.86 feet to a 5/8 inch iron rod set w/cap for the Westerly corner of the herein described tract, from which a 1/2 inch iron rod found for the Northerly corner of said 112.36 acre tract bears North 72° 12' 34" West a distance of 1072.31 feet;

THENCE North 24° 04' 10" East across said parent 5.00 acre tract with the Northwest line of the herein described tract a distance of 256.33 feet to a 5/8 inch iron rod set w/cap for the Northerly corner of the herein described tract;

THENCE South 68° 20' 00" East continuing across said parent 5.00 acre tract with the Northeast line of the herein described tract a distance of 158.27 feet to a 5/8 inch iron rod set w/cap in the Northwest line of Strickland Lane, being the Southeast line of said parent 5.00 acre tract for the Easterly corner of the herein described tract;

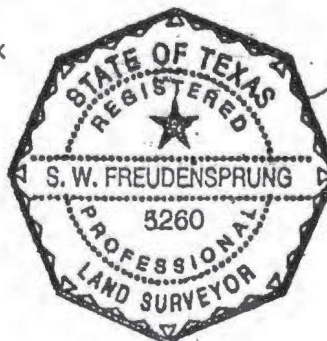
THENCE South 16° 38' 16" West with the Northwest line of Strickland Lane, being the Southeast line of said parent 5.00 acre tract a distance of 244.14 feet to the **POINT OF BEGINNING**, containing **1.000 ACRE** of land, more or less.

1. Bearing Basis: Texas Lambert Grid, Texas South Central Zone, NAD 83/2011 (EPOCH: 2010)
2. All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.999863988.
3. Any reference to a 5/8" iron rod set w/cap is a 5/8" iron rebar 24" inches long and set with a 2" aluminum cap stamped "FSC INC - TX FIRM #10000100".

This metes and bound description and plat attached hereto represent an on-the-ground survey made under my supervision on October 11 & 22, 2021.

S.W. Freudensprung
Registered Professional Land Surveyor No. 5260
Project No. 2021101364
Word File: 2021101364_1.000_acre_m&b.docx
ACAD File: 2021101364.dwg

Date: 11/11/2021



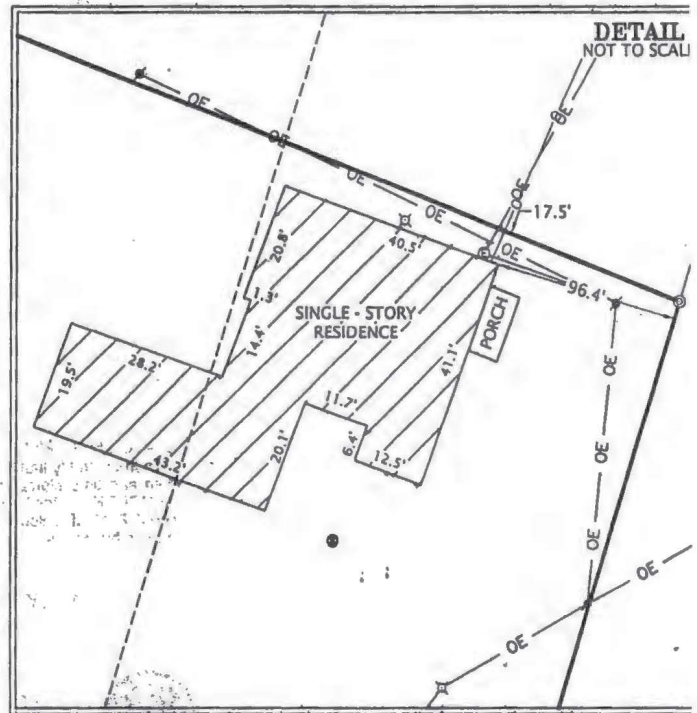
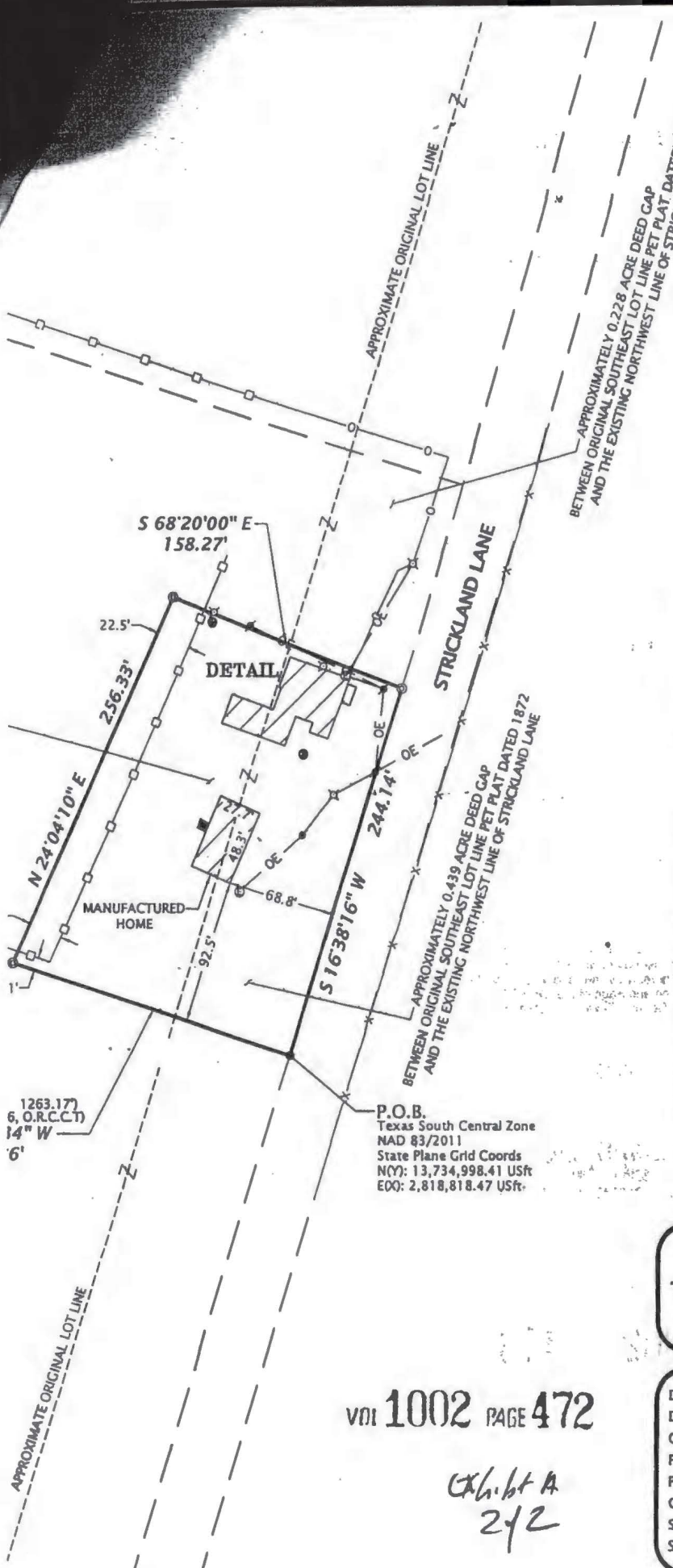
S.W. Freudensprung

*Exhibit A
142*



LEGEND

- 5/8" IRON ROD SET W/ 2" ALUM. CAP
- 1/2" IRON ROD FOUND
- WATER WELL
- SEPTIC TANK
- POWER POLE
- LIGHT POLE
- ELECTRIC METER
- AC UNIT
- OE — OVERHEAD ELECTRIC LINE
- CABLE FENCE
- METAL FENCE
- × WIRE FENCE
- () RECORD INFORMATION



**SURVEY PLAT OF 1.000 ACRE
THOMAS CARTWRIGHT LEAGUE, A-1
COLORADO COUNTY, TEXAS**

VDI 1002 PAGE 472

*Exhibit A
2/2*

DATE: 11/10/2021
 DRAWN BY: CBH
 CHECKED BY: MWL
 FIELD CREW: CTH/KWO
 PROJECT NO: 2021101364
 COUNTY: COLORADO
 SCALE: 1" = 100'
 SHEET: 1 OF 1

FSC INC
 SURVEYORS+ENGINEERS
 2205 Walnut Street - Columbus, TX 78934
 Ph: 979.732.3114 - Fax: 979.732.5271
 TBPLS FIRM 10000100 - TBPE FIRM 17957
 www.fscinc.net