

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: November 1, 2021

DEED OF TRUST:

Date: October 24, 2019

Grantor: AUTUMN ORTIZ

Beneficiary: SECURE COVENANT INTERESTS, LTD.

Trustee: MARK MULLIN

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, NIELS BEERY, KYLE WALKER, ED HENDERSON, TED WILLIAMSON and ANDREW MILLS-MIDDLEBROOK or any of them

Substitute Trustee's Address:

ROBERT E. BLACK
2499 S. Capital of Texas Hwy, Ste. A-205
Austin, Travis County, Texas 78746
(512) 477-1964

JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE,
NIELS BEERY, KYLE WALKER, ED HENDERSON,
TED WILLIAMSON and ANDREW MILLS-MIDDLEBROOK
P.O. Box 9932
Austin, Travis County, Texas 78766
(512) 340-0331

Recorded in: Document No. 2019-4690, Real Property Records, Milam County, Texas

PROPERTY:

10.21 acres, more or less, known as Tract No. 15, in the Lewis Lomas Survey, Abstract No. 32, Milam County, Texas, being more particularly described in Deed of Trust recorded in Document No. 2019-4690, Real Property Records of Milam County, Texas, and being more particularly described on the attached Exhibit "A".

Filed 2nd day of Nov.
in 2021, At 1:45 P. M.
JODI MORGAN
County Clerk, Milam County, Texas
By [Signature]
Deputy

NOTE SECURED BY DEED OF TRUST:

Date: October 24, 2019

Original Principal Amount: \$62,865.00

Holder: SECURE COVENANT INTERESTS, LTD.

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 7th day of December, 2021.

PLACE OF SALE OF PROPERTY (including county):

County Courthouse of Milam County, Cameron, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 10:00 a.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.

Susan Mills

JIM MILLS, SUSAN MILLS, GEORGE
HAWTHORNE, NIELS BEERY, KYLE
WALKER, ED HENDERSON, TED
WILLIAMSON and ANDREW MILLS-
MIDDLEBROOK
P.O. Box 9932
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(512) 340-0331

EXHIBIT "A"

TRACT 15 - 10.21 ACRE TRACT

Being a 10.21 acre tract of land in the Lewis Lomas Survey, Abstract No. 32, Milam County, Texas and being a part of that certain 186.06 acre tract of land to Secure Covenant Interests LTD, recorded in Instrument No. 2019-1598 of the Official Records of Milam County, Texas (ORMCT). Said 10.21 acre tract being shown on attached plat and more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod at an x-tie fence corner post located at the southeast corner of above mentioned 186.06 acre tract, same being the southwest corner of a 4.674 acre tract of land designated SECOND TRACT in a deed to James Elton Coward, et ux, recorded in Volume 482, Page 351 of the Deed Records of Milam County, Texas (DRMCT), at or near the east line of said Lomas Survey, same being the west line of the James Neile Survey, Abstract No. 278, located in the apparent north right-of-way line of County Road 250 Loop;

THENCE along the apparent north right-of-way line of County Road 250 Loop as evidenced by a fence, North 89 degrees 53 minutes 04 seconds West, a distance of 21.83 feet to a found $\frac{1}{2}$ " iron rod with yellow cap stamped "RPLS 5345" at a wood fence corner post in the apparent east right-of-way line of County Road No. 249;

THENCE along the apparent east right-of-way line of County Road 249 as evidenced by a fence, North 13 degrees 19 minutes 18 seconds West, a distance of 1163.12 feet to a set $\frac{1}{2}$ " iron rod with yellow cap stamped "RPLS 5345";

THENCE crossing said 186.06 acre tract, North 76 degrees 14 minutes 09 seconds East, a distance of 738.80 feet to a set $\frac{1}{4}$ " iron rod with yellow cap stamped "RPLS 5345" in the west line of an 88.188 acre tract of land designated FIRST TRACT in a deed to James Elton Coward, et ux, (482/351 DRMCT), at or near the east line of said Lomas Survey, same being the west line of said Neile Survey;

THENCE along the east line of said 186.06 acre tract, same being the west line of said 88.188 acre tract, at or near said common survey line and generally along a fence, South 18 degrees 01 minutes 57 seconds West, a distance of 963.80 feet to a found $\frac{1}{2}$ " iron rod at the northwest corner of said 4.674 acre tract;

THENCE along the east line of said 186.06 acre tract, same being the west line of said 4.674 acre tract, at or near said common survey line and generally along a fence, South 18 degrees 18 minutes 10 seconds West, a distance of 412.03 feet to the **POINT OF BEGINNING**, containing 10.21 acres of land.

All bearings recited herein are referenced to Geodetic North.

August 6, 2019
Don Randall Hughes
Registered Professional Land Surveyor
Texas No. 5345

