

Filed 11<sup>th</sup> day of January  
in 2022, At 9:50 A.M.  
JODI MORGAN  
County Clerk, Milam County, Texas  
By [Signature]  
Deputy

## NOTICE OF TRUSTEE'S SALE

Date: January 4, 2022  
Trustee: Terry Whitley  
Trustee's Street Address: P.O. Box 90, Crawford, Texas 76638  
Mortgagee: Security Bank of Crawford

### Note

Date: May 25, 2018  
Borrower: Jennifer S. Merkle and Dusty C. Barriola  
Payee: Security Bank of Crawford  
Principal Amount: \$96,000.00

### Deed of Trust

Date: May 25, 2018  
Grantor: Jennifer S. Merkle and Dusty C. Barriola  
Trustee: Terry Whitley  
Original Beneficiary: Security Bank of Crawford  
Recording information: Book 1338, Page 0422 in the Official Public Records of  
Milam County, Texas  
Property: See attached Exhibit A, and more commonly known as: Hwy 77,  
Rockdale, Texas 76567

County: Milam

Date of Sale (first Tuesday of month): February 1, 2022  
Time of Sale: 10:00 a.m. or within three hours thereof  
Place of Sale: At the east entrance to the Milam County Courthouse in Cameron,  
Texas.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES TO 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.

Terry Whitley is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

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 thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



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TERRY WHITLEY  
TRUSTEE (254)486-0003

**METES AND BOUNDS DESCRIPTION**

**17.31 ACRE TRACT**  
**James Reese Survey**  
**A - 303**  
**Milam County, Texas**

Being a 17.31 acre tract of land out of the James Reese Survey, Abstract No. 303, Milam County, Texas and being all that certain called 17.316 acre tract described in a deed to Jose and Leticia Rivera, recorded in Volume 1222, Page 653 of the Official Records of Milam County, Texas, said 17.31 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a bent 5/8 inch iron rod found at the east corner of said 17.316 acre tract, same being the south corner of a called 13.703 acre tract of land to Veterans Land Board (1124/720), being a point on the northwest Right-of-Way line of U.S. Highway 77, for the east corner of this;

**THENCE** with the southeast line of said 17.316 acre tract, common boundary with said Highway 77, the following two (2) courses:

- 1) S 27°21'24" W a distance of 182.47 feet to a 1/2 inch iron rod with a yellow cap set;
- 2) S 24°20'04" W a distance of 343.35 feet to a 1/2 inch iron rod with a yellow cap set at the south corner of said 17.316 acre tract, being the east corner of a call 5.988 acre tract of land to Glenn and Ann Latta (1159/221), for the south corner of this;

**THENCE** with a southwest line of said 17.316 acre tract, common boundary with said 5.988 acre tract, N 58°19'49" W a distance of 791.25 feet to an interior calculated angle point of said 17.316 acre tract, being the north corner of said 5.988 acre tract, also being the east corner of a call 5.776 acre tract of land to Carolyn Hall (1190/638), also being a south corner of a called 12.195 acre tract of land to Valentin and Araujo-Juarez Olvera (1121/380), located in a pond, for an angle point of this;

**THENCE** with a northwest line of said 17.316 acre tract, common boundary with said 12.195 acre tract, the following two (2) courses:

- 1) N 46°40'31" E a distance of 118.50 feet to a calculated angle point in said pond;
- 2) N 50°26'10" W a distance of 791.77 feet to a 1/2 inch iron rod with a yellow cap set for the west corner of said 17.316 acre tract, being the north corner of said 12.195 acre tract, also being on the southeast line of a called 13.522 acre tract of land to Jerry Hamilton (1161/792), for the west corner of this;

**THENCE** with a northwest line of said 17.316 acre tract, common boundary with said 13.522 acre tract, the following two (2) courses:


- 1) N 62°04'51" E a distance of 386.58 feet to a 5/8 inch iron rod found;
- 2) N 56°00'41" E a distance of 165.23 feet to a 5/8 inch iron rod found for the north corner of said 17.316 acre tract, being the east corner of said 13.522 acre tract, also being on the southwest line of aforesaid 13.703 acre tract, for the north corner of this;

**THENCE** with the northeast line of said 17.316 acre tract, common boundary with said 13.703 acre tract, S 49°42'06" E a distance of 1237.22 feet to the **POINT OF BEGINNING**.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

May 18, 2018

  
Tyler Tumlinson  
RPLS No. 6410  
Firm #10193858  
01310-BUR



**EXHIBIT A**  
**PAGE 1 OF 2**

PROJECT: 01310-BUN  
 DATE: 05-16-2018  
 SURVEYOR: T. TUMLINSON  
 DRAWN BY: K. WEISS  
 FIELDBOOK: SEE FILE

BOUNDARY AND IMPROVEMENT SURVEY  
 OF A 17.31 ACRE TRACT OF LAND OUT OF THE JAMES REESE  
 SURVEY, A-303, MILAM COUNTY, TEXAS.  
 SURVEYED FOR: DUSTY BURRIS and JENNIFER MARKE

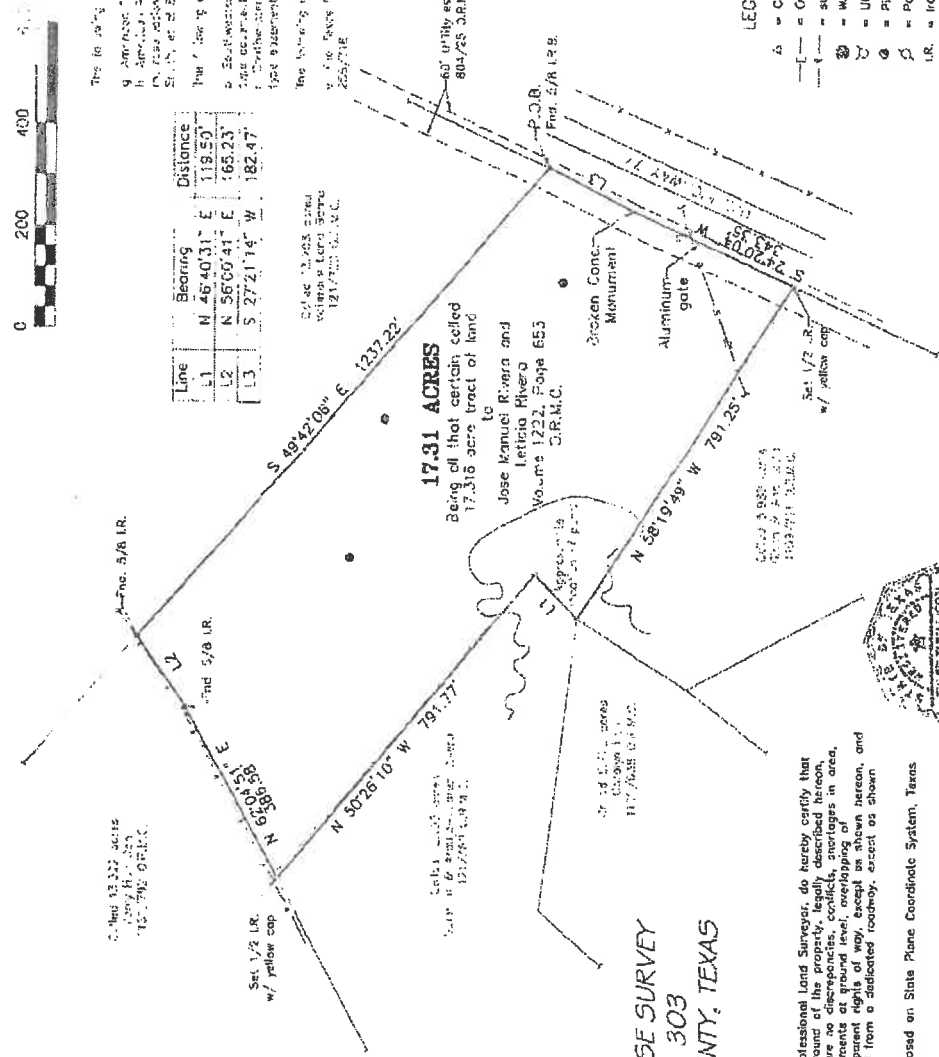
**TUMLINSON**  
 LAND SURVEYING



- This is to certify that the following is a true and correct copy of the original survey records:
- 1. American Land Company 303/440
  - 2. American Land Company 303/440
  - 3. American Land Company 303/440
  - 4. American Land Company 303/440
  - 5. American Land Company 303/440
  - 6. American Land Company 303/440
  - 7. American Land Company 303/440
  - 8. American Land Company 303/440
  - 9. American Land Company 303/440
  - 10. American Land Company 303/440

Line	Bearing	Distance
L1	N 46°40'31" E	119.53'
L2	N 56°00'41" E	165.23'
L3	S 27°21'14" W	182.47'

17.31 ACRES  
 Being all that certain called  
 17.315 acre tract of land  
 to  
 Jose Manuel Rivera and  
 Teresita Rivera  
 Volants 1222, Page 655  
 C.R.M.C.



- LEGEND**
- △ = Calculated point
  - = Overhead electrical line
  - - - = sunnoco pipeline
  - ⊙ = well head
  - ⊕ = Utility pole
  - ⊗ = Pipeline marker
  - ⊙ = Power pole
  - ⊕ = Iron rod
  - ⊗ = Bar iron rod
  - ⊙ = Concrete
  - ⊕ = Point of beginning
  - ⊗ = Official Record of Milam County

PAGE 2 OF 2  
 EXHIBIT A

JAMES REESE SURVEY  
 A - 303  
 MILAM COUNTY, TEXAS

I, Tyler Tumlinson, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, encroachments in area, or other matters, encroachments at ground level, overlapping of improvements, or any other way, except as shown hereon, and said property has access to and from a public highway, except as shown hereon.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, NAD 1983.

Tyler Tumlinson, R.P.L.S. No. 6410  
 May 16, 2018

