

NOTICE OF FORECLOSURE SALE NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF MILAM §

Pursuant to the authority conferred upon me by that certain Deed of Trust executed by Christopher Fetzner, whose address is P. O. Box 344, Coleman, Texas 76834, to Steve Johnson, TRUSTEE, dated May 12, 2014, for the benefit of the Beneficiary therein identified, duly recorded in Volume 1226, Page 419 of the Official Records of Milam County, Texas, securing the payment of that one certain promissory note in the original principal amount of \$50,000.00, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby, default having been made in the payment thereof, sell on **Tuesday, August 6, 2019** (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area designated by the Milam County Commissioners Court (East Door of the Milam County Courthouse located at 102 South Fannin Ave., Cameron, Texas 76520) at the hour of **10:00 a.m.** or within three hours thereafter of that day, the following property:

6.120 Acres (tract No. 4) Sterling C. Robertson Survey, Abstract No. 52, Milam County, Texas and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes and being the same real property described in a Warranty Deed with Vendor's Lien dated May 12, 2014 from S & V Partnership to Christopher Fetzner recorded in Volume 1226, Page 413 of the Official Records of Milam County, Texas and in a Deed of Trust dated May 12, 2014 recorded in Volume 1226, Page 419 of the Official Records of Milam County, Texas.

NOTICE IS FURTHER GIVEN that, except to the extent that the Trustee may bind and obligate the Mortgagor to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made AS IS" "WHERE IS" without

Filed 14 day of June
in 2019, At 11:00 A.M.
JODI MORGAN
County Clerk, Milam County, Texas
By [Signature]
Deputy

Aug 6

any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A Debtor who is serving on active military duty may have special rights or relief related to this notice, including the Servicemembers Civil Members Relief Act (50 U. S. C. App Section 501, et. seq.) And state law including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the Armed Forces of the United States. If you are, or your spouse is serving in active military duty, including active military duty as a 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.

EXECUTED this 5th day of June 2019.



Kirby C. King - Substitute Trustee

Certified Mail Nos. 7018 0360 0000 9235 0370



In Re: 6.120 Acres (Tract 4)

A part of the residue of a called 145.452 Acre tract
Sterling C. Robertson Survey
Abstract No. 52
Milam County, Texas

All that certain tract or parcel of land situated in Milam County, Texas, being a part of Sterling C. Robertson Survey, Abstract No. 52, being a part of the residue of a called 145.452 Acre tract conveyed from Lucy Sandledge Pearson, et al to S & V Partnership by deed dated May 17, 2011 recorded in Volume 1147, Page 874 of the Official Records of Milam County, Texas and being more particularly described by metes and bounds as follows to-wit:

COMMENCING at a found 5/8" iron rod on the common line between the said Robertson Survey and the Juan Jose Acosta Survey, Abstract No. 1, on the east Right-of-Way line of County Road 429, at the southwest corner of a called 81.25 Acre tract (Tract 1) conveyed to F. R. Coffield in Volume 110, Page 637, at the northwest corner of the said residue of the 145.452 Acre tract.

THENCE S 17°27'36" W - 2829.33 feet along the common line between the said Acosta Survey and the said Robertson Survey; the common line between the said east Right-of-Way line of County Road 429 and the said residue of the 145.452 Acre tract to a set 3/4" iron rod for the POINT OF BEGINNING; and the northwest corner of this tract.

THENCE S 72°32'24" E - 948.91 feet crossing the said residue of the 145.452 Acre tract for division to a point on the common line between the west gradient boundary line of the San Gabriel River and the said residue of the 145.452 Acre tract, for the northeast corner of this tract from which a set 3/4" iron rod for reference bears: N 72°32'24" W - 4.45 feet.

THENCE along the said common line between the said west Gradient Boundary line of the San Gabriel River and the said residue of the 145.452 Acre tract for the following courses and distances:

- S 47°20'23" W - 6.17 feet to a point for an exterior ell corner of this tract;
- S 33°42'13" W - 128.06 feet to a point for an exterior ell corner of this tract;
- S 48°37'21" W - 73.59 feet to a point for an exterior ell corner of this tract;
- S 53°59'55" W - 50.53 feet to a point for an interior ell corner of this tract;
- S 38°07'27" W - 38.32 feet to a point for an exterior ell corner of this tract;
- S 43°41'22" W - 34.06 feet to a point for the southeast corner of this tract from which a set 1/2" iron rod for reference bears: N 72°32'24" W - 23.82 feet;

Triad Surveying, Inc.
Firm Registration No. 100819900
P.O. Box 1489
Rockdale, TX 76087
(912) 416-3457

Project No. 596-151

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THENCE N 12°32'24" W 815.99 feet re-crossing the said residue of the 145.452 Acre tract for division to a set 1/2" iron rod on the said common line between the said Acosta Survey and the said Robertson Survey, the said common line between the said east Right-of-Way line of County Road 429 and the said residue of the 145.452 Acre tract, for the southwest corner of this tract.

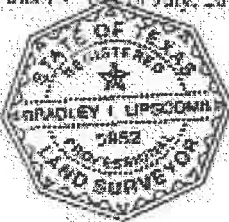
THENCE N 17°27'36" E - 300.00 feet along the said common line between the said Acosta Survey and the said Robertson Survey, the said common line between the said east Right-of-Way line of County Road 429 and the said residue of the 145.452 Acre tract to the **POINT OF BEGINNING** containing within these metes and bounds 6.130 Acres of land.

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5452 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 15th day of July, 2011.


Bradley L. Lipscomb, R.P.S.



Trial Surveying, Inc.
Fair Registration No. 100817940
P.O. Box 1489
Rockdale, TX 76267
(512) 446-3457

Project No. S96-134

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