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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

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 on 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 military service to the sender of this notice immediately.

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated January 14, 2020, Christian Blake Herring a/k/a Christian Herring and Megan Dawn Herring a/k/a Megan Herring conveyed to Tim Williams, as Trustee, the property situated in Williamson County, Texas, to wit:

Property: See Exhibit "A" attached hereto, together with a 2020 Cavco manufactured home; Serial Numbers CAV150TX1913956A and CAV150TX1913956B, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

The Deed of Trust was recorded on January 15, 2020 under Document/Instrument Number 2020004332 in the Official Public Records of Williamson County, Texas (hereinafter "Deed of Trust") and secures that certain Consumer Loan Note, Security Agreement and Disclosure Statement executed on or about January 14, 2020 by Christian Blake Herring a/k/a Christian Herring and Megan Dawn Herring a/k/a Megan Herring (hereinafter the "Note"); and

WHEREAS, the undersigned is the Substitute Trustee as appointed in the aforesaid Deed of Trust by a substitution, said appointment being in the manner authorized by the Deed of Trust; and

FILED FOR RECORD

JUL 10 2023

Nancy E. Rister
County Clerk, Williamson Co. TX

Exhibit "A"

STATE OF TEXAS
COUNTY OF WILLIAMSON

SEPTEMBER 16, 2019

1.001 ACRES

These notes describe that certain "1.001 Acre" tract of land situated in the THOMAS A. GRAVES SURVEY, A-252, and located in Williamson County, Texas; subject tract being part of and out of a called "23.425 Acres" conveyed in a Warranty Deed from Neil S. Hunt, Executor of the Estate of Lawrence A. Hunt, Deceased to John L. Hunt, dated 2-20-1996 and recorded in Document No. 1996008376 of the Official Records, Williamson County, Texas (ORWC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on September 16, 2019; subject tract being more fully described as follows (Bearings and coordinates described herein are based on the Texas State Plane Coordinate System, Central Zone (4203), NAD 83, 93 adj.):

BEGINNING at a 1/2" Iron Rod found (N= 10,140,154.5990; E= 3,251,768.3360) in the South Right-of-Way of Williamson County Road 466, being the Northeast corner of a called "8.00 Acres" conveyed in a Warranty Deed from Clara Belle Homesley to Sharon L. Kreidel, dated 9-30-1994 and recorded in Volume 2613, Page 783 of the Official Records, Williamson County, Texas, being the Northwest corner of said "23.425 Acres" and marking the Northwest corner of herein described tract;

THENCE North 69° 03' 08" East, generally along a barbed wire fence and the South Right-of-Way of Williamson County Road 466, a distance of 213.21 feet (C=213.03 feet), to a 1/2" Iron Rod found, being an angle corner in the North line of said "23.425 Acres", and marking the Northeast corner of herein described tract, from which a 5/8" Iron Rod found at an angle corner in the North line of said "23.425 Acres" continuing along the South Right-of-Way of Williamson County Road 466 bears North 66° 16' 42" East, a distance of 131.21 feet (C=131.52 feet);

THENCE South 22° 31' 24" East, over and across said "23.425 Acres", a distance of 204.58 feet, to a 1/2" Iron Rod set (capped "BRYAN TECH SERVICES") being the Southeast corner of subject tract;

THENCE South 69° 03' 08" West, over and across said "23.425 Acres", a distance of 213.21 feet, to a set 1/2" Iron Rod set (capped "BRYAN TECH SERVICES") being in the West line of said "23.425 Acres" also being in the East line of said "8.00 Acres", being the Southwest corner of subject tract, from which a 1/2" Iron Rod found at the Southwest corner of said "23.425 Acres", bears South 22° 31' 24" East, a distance of 1660.09 feet, same being the Northwest corner of a called "100.00 Acres" conveyed in Warranty Deed with Vendor's Lien from R.B. Williams to Michael Glynn Ehrhardt, et ux, dated 3-5-1997 and recorded in Document No. 1997009583 ORWC;

THENCE North 22° 31' 24" West with the common line of said "23.425 Acres" and said "8.00 Acres", generally along a barbed wire fence; a distance of 204.58 feet to the PLACE OF BEGINNING containing according to the dimensions herein stated an area of 1.001 Acre of Land.