

**NOTICE OF FORECLOSURE SALE\NOTICE OF TRUSTEE'S SALE**

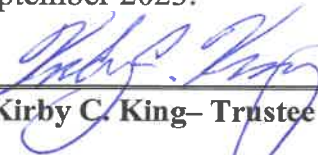
THE STATE OF TEXAS       §  
  §   KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF MILAM       §

Pursuant to the authority conferred upon me by that certain Deed of Trust executed by Raymond Edward Collins, II, whose address is P. O. Box 325, Gause, Milam County, Texas 77857 to Kirby C. King, TRUSTEE, dated April 27, 2015, for the benefit of the Beneficiary therein identified, duly recorded in Volume 1253, Volume 457 of the Official Records of Milam County, Texas, securing the payment of that one certain promissory note in the original principal amount of \$20,000.00, I will, as 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, **November 7, 2023** (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 S. Fannin Ave., Cameron, Texas 76520) at the hour of **10:00 a.m.** or within three hours thereafter of that day, the property described on attached Exhibit "A".

**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 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 18<sup>th</sup> day of September 2023.

  
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Kirby C. King- Trustee

Certified Mail Nos. 7021 1970 0000 5153 9343 & 7021 1970 0000 5153 9330

Filed 19<sup>th</sup> day of Sept  
in 2023, At 10:38 A.M.

JODI MORGAN  
County Clerk, Milam County, Texas  
By Pamela Schneider  
Deputy

**EXHIBIT "A"**

All that certain tract or parcel of land lying and being situated in Milam County, Texas, out of and a part of the A. W. Sullivan Survey, and further being a out of a 4.74 Acre tract described in a Deed to GILMER E. GASTON and wife, NORMA E. GASTON recorded in Volume 481, Page 567 of the Deed Records of Milam County, Texas, said tract or parcel of land herein described as follows to wit:

**COMMENCING** at a steel rod at a fence corner for the South East corner of the said Gaston 4.74 acre tract;

**THENCE** N 20° 22' 28" W - 368.43 feet to a set steel rod in the East line of the said Gaston 4.74 acre tract and S 59° 37' 32" W - 10.00 feet to set steel rod for the **PLACE OF BEGINNING** and for the South East corner of the herein described tract;

**THENCE** S 59° 37' W - 262.76 feet to a set steel rod in the West line of said Gaston 4.74 acre tract for the South West corner of the herein described tract;

**THENCE** S 18° 58' 19" W - 193.61 feet along the West line of the Gaston 4.74 tract to a set steel rod for the North West corner of the herein described tract;

**THENCE** N 59° 37' 32" E - 208.57 feet to a set steel rod in the West line of a 10' road for the North East corner of the herein described tract;

**THENCE** S 30° 22' 28" E - 184.77 FEET ALONG A LINE 10' from and parallel to the East line of said Gaston 4.74 acre tract for the West line of a road to the **PLACE OF BEGINNING** and containing 1.00 acre of land, more or less; and being the same property described in a Warranty Deed from Kenneth Roper to Tim Arledge dated May 25, 2004 and recorded in Volume 940, Page 708 of the Official Records of Milam County, Texas; and

the following personal property presently located on the Property, (hereinafter referred to as "Manufactured House"), to wit:

- A. One Sunshine Homes, Celebration Manufactured Home, 14.0 x 76.0, Label/Seal No. UL10223911, and Serial No. ALS8514X803+2SN17905