

Notice of Trustee's Sale

Date: August 10, 2022

Trustee: **DAN KACIR**

Trustee Address: 1821 Everton Drive, Temple, TX 76504

Mortgagee: **JOHN C. PEMBERTON**

Note:

Date: April 12, 2019

Principal amount: \$48,000.00

Deed of Trust

Date: April 12, 2019

Grantors: **JEFFERY GANN** and wife, **TINA GANN**

Mortgagee: **JOHN C. PEMBERTON**

Recording information: Instrument No. 1537, Real Property Records of Milam County, Texas

Filed 10 day of August
in 2022, At 10:10AM.
JODI MORGAN
County Clerk, Milam County, Texas
By [Signature]
Deputy

Property: Being part of Block Number L, City of Cameron, Milam County, Texas, more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes; SAVE AND EXCEPT all those tracts of land more particularly described in Exhibit "B", attached hereto and made a part hereof for all purposes. This property being known locally as 301 East Main, Cameron, Texas 76520.

County: Milam County, Texas

Date of Sale: September 6, 2022

Time of Sale: 10:00 a.m.

Place of Sale: At the east entrance/door of the Milam County Courthouse at 102 South Fannin, Cameron, Texas, or as designated by the County Commissioner's office.

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 SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Mortgagee has appointed **DAN KACIR** as Trustee under the Deed of Trust as reflected in Appointment of Substitute Trustee dated August 4, 2022, recorded in Instrument No. 3683, Real Property Records of Milam County, Texas.

Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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."

The sale will begin at the Time of Sale or not later than three hours thereafter.

EXECUTED this 10th day of August, 2022.



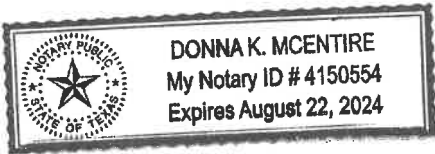
DAN KACIR, Trustee

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 10th day of August, 2022, by **DAN KACIR**.



Notary Public, State of Texas



all that certain tract of land, being Block L in the original town plat of the town of Cameron, Milam County, Texas, and being the same conveyed by Parmelia J. Miller and husband to William Scholotter on the 10th day of October, 1888, by deed of record in Book 23, page 462, Deed Records of Milam County, Texas, and by Parmelia J. Miller, as guardian, to said William Scholotter by deed of date 15th of December, 1888, of record in the Deed Records of Milam County, Texas, and being the same property conveyed by William R. Scholotter, et al, to M. Eggert, by deed of date December 29, 1911, of record in Volume 107, page 248 of the Deed Records of Milam County, Texas.

Being the same property described in Warranty Deed executed by Katie Watson, et al, to John James Sanders, dated April 8, 1947, of record in Volume 256, page 612 of the Deed Records of Milam County, Texas.

EXHIBIT A
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SAVE & EXCEPT:

all that certain lot, tract or parcel of land, and being a part of Block L in the Original Town plat of the City of Cameron, Milan County, Texas, and being a part of a tract of land conveyed by Carl H. Schlotter, et al. to E. Eggert by deed recorded in Volume 107, page 248 of Deed Records of Milan County, Texas, the tract herein conveyed being in the Northeast corner of said Eggert tract of land, and being described by metes and bounds as follows: BEGINNING at the Northeast corner of said Eggert tract of land for the Northeast corner of this tract, at an iron stake in the South line of the old Cameron and Rockdale public road, which point is also the Northwest corner of the W. G. Brashear tract; THENCE with the West line of said Brashear tract South 19 West 83 feet to an iron stake for the Southeast corner of this tract, division fence line between said Brashear and Eggert tracts of land; THENCE North 69 West 156 feet to iron stake at the Southwest corner of this tract of land; THENCE along fence that divides the Sanders home tract from the tract on which his tenant house is located on course approximately North 17 East 121 feet to the Northwest corner of this tract, iron stake for corner, in the South line of the old Cameron and Rockdale public road, which road is a continuation of Main Street of the City of Cameron; THENCE with the Sanders of the South line of said road on approximately the following courses and distances; South 71 East 65 feet; South 62 East 60 feet; South

30 East 50 feet to beginning, containing 4/10 of an acre of land, more or less. As surveyed on the ground by L. H. Hillyer, County Surveyor of Milan County, Texas, on September 29, 1951.

Being the same lot, tract or parcel of land conveyed by John James Sanders and wife, Emma Sanders to Ollis W. Gaines by deed recorded in Volume 282, page 68 of the Deed Records of Milan County, Texas, and filed for record March 31, A. D., 1953.

tract and parcel of land located in Block L in the Original Town of Cameron, beginning at a point in the north line of Gillis Street at the S E corner of Block L for the S E corner of this; Thence N 19 E along the west line of Block L 110 feet to a point for the N E corner of this tract; Thence N 71 W 50 feet to a point for the N W corner of this tract; Thence S 19 W 110 feet to a point in the north line of Gillis Street for the S W corner of this tract; Thence along said north line of said Gillis Street in an easterly direction 50 feet to the place of beginning.

EXHIBIT B
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All that certain lot, tract or parcel of land situated in Milam County, Texas, and being more particularly described as follows, to-wit:

Being out of and a part of Block L in the original town plat of the town of Cameron, Milam County, Texas, said property beginning at a point in the North line of Gillis Street, 50 feet West of the Southeast corner of Block L, said point being the Southwest corner of a tract described in a deed of record in Volume 344, page 585 of the Deed Records of Milam County, Texas, for the Southeast corner of this tract;

Thence in a westerly direction in and along the North line of Gillis Street, 106 feet to the Southeast corner of the John James Sanders home tract for the Southwest corner of this;

Thence N 19 E 110 feet to the Southwest corner of the Porter tract for the Northwest corner of this tract;

Thence S 71 E 106 feet to the Northwest corner of a tract described in Volume 344, page 585 of the Deed Records of Milam County, Texas, for the Northeast corner of this tract;

Thence S 19 W 110 feet to the Place of Beginning.

EXHIBIT

B

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