

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

*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.*

THE STATE OF TEXAS )

COUNTY OF MILAM )

Notice is hereby given that whereas, on January 26, 1979, the Housing Authority of the City of Rockdale executed a deed of trust to the State Director of the Farmers Home Administration for the State of Texas and his successors in office as State Director or Acting State Director, Trustee, for the benefit of the United States of America, Beneficiary, as more fully shown by instrument recorded in Volume 169, Page 27, Deed of Trust Records, Milam County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture, pursuant to the delegations of authority contained in the Federal Register, the contents of which publication are to be judicially noticed pursuant to Section 1507, Title 44, United States Code, did on

Filed 7 day of Feb  
in 2020, At 12:05 M.  
JODI MORGAN  
County Clerk, Milam County, Texas  
By [Signature]  
Deputy

November 7, 2019, appoint the undersigned as

Substitute Trustee; and

WHEREAS, default has occurred in the payment of the promissory note described in said deed of trust and in the covenants contained in said deed of trust; and

WHEREAS, the Beneficiary, the United States of America, acting by and through the duly authorized representative of the Secretary of Agriculture, as aforesaid, has requested me to enforce this deed of trust;

NOW, THEREFORE, I hereby give notice that after the due publication of this notice as required by said deed of trust and the law, I will sell at public vendue to the highest bidder or bidders, for cash, at the east entrance of the Milam County Courthouse (S. Fannin Street) in Cameron, Milam County, Texas, in which county such property is situated, at 10:00 a.m., or within three hours thereafter, on the first Tuesday of March 2020, being the 3rd day of March, the following land located in said county and more particularly described as follows:

All that certain lot or parcel of land, lying and being situated in Milam County, Texas, a part of the Smith Ackerman and Green Addition to the City of Rockdale, Texas, and being a portion of what is known as Block #26 of said Smith Ackerman and Green Addition, and also being a portion of that certain tract said to contain 2.5518 acres of land, as described in a Deed from Joseph Blasé Cesak and wife, Wilma Cesak, to Nolan Pat Doss, Jr. and wife, Cynthia Kay Doss, dated 23 October 1976, and of record in Volume 432, Page 64 of the Deed Records of said County, and being more fully described by metes and bounds as follows:

BEGINNING at ½" steel pin set in the East R.O.W. of Main Street of the original town of Rockdale at the intersection of said street margin with the North line of the City Limits of said City of Rockdale, same being the Southwest corner of a tract now owned by H.H. Coffield for the Northwest corner hereof, said BEGINNING POINT also being the Northwest corner of said 2.5518 acre tract, of which this tract is a part thereof;

THENCE with the north line of said trac, as now fenced, and common with the South line of same Coffield tract, North 70°22'50" East, 271.68 feet to a concrete R.O.W. marker in the West line of Ackerman Street for the Northeast corner hereof;

THENCE with the West line of Ackerman Street, South 26°00'00" East, 280 feet to a ½" steel pin set at the northeast corner of a tract of 0.326 of one acre out of said tract for the most Easterly corner hereof;

THENCE with the North line of said last named tract, South 64°10'30" West, 135 feet to a ½" steel pin set at the West or Northwest corner of same for a re-entrant corner hereof;

THENCE South 26°00'00" East, 105.09 feet to a ½" steel pin set in a chain link fence at the common corner of Block #28 and Block #29 of said Smith Ackerman and Green Addition for a Southeasterly corner hereof;

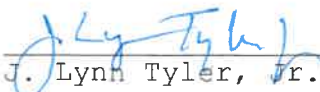
THENCE with the North line of said Block #29, and common with the South line of said Block #27 South 64°10'30" West 135 feet to a ½" steel pin set in the East line of Main Street for the Southwest corner hereof, same being the Southwest corner of said 2.5518 acre tract, of which this tract is a part thereof;

THENCE North 26°00'00" West, with the East line of the Min Street 414.46 feet to THE PLACE OF BEGINNING and containing 2.152 acres of land.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Right of Way Easement dated February 22, 1977, recorded in Volume 434, Page 483, Deed Records, Milam County, Texas.
2. Unpaid ad valorem taxes.

EXECUTED this 6<sup>th</sup> day of February, 2020.

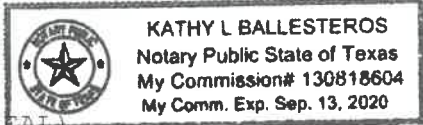
  
\_\_\_\_\_  
J. Lynn Tyler, Jr.  
Substitute Trustee  
1502 Highway 77 North  
Hillsboro, Texas 76645  
(254) 582-7328, ext. 4

ACKNOWLEDGMENT

THE STATE OF TEXAS )

COUNTY OF MILAM )

This instrument was acknowledged before me on February 6,  
2020, by J. Lynn Tyler, Jr., as Substitute Trustee.



(SEAL)

Kathy L. Ballesteros  
Notary Public, State of Texas