

**NOTICE OF FORECLOSURE SALE\NOTICE OF SUBSTITUTE 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 Ricky Lee Bailey and wife, Jane M. Bailey of Travis County, Texas to Laritha Farek, TRUSTEE, dated August 9, 2011, for the benefit of the Beneficiary therein identified, duly recorded in Vol. 1153, Page 255 of the Official Records of Milam County, Texas, securing the payment of that one certain promissory note in the original principal amount of \$55,800.00 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, **February 6, 2018**(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 Street, Cameron, Texas) at the hour of **10:00 a.m.** or within three hours thereafter of that day, the following property:

**All that certain tract or parcel of land or parcel of land situated in Milam County, Texas, being part of the Lyman Rounds Survey, Abstract No. 313, being a called 21.22 Acre tract conveyed from James Reuben Spaulding, Jr., et al to S & V Partnership, a Texas Limited Partnership by deed dated June 15, 2010 recorded in Volume 1126, Page 704 of the Official Records of Milam County, Texas and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes.**

**NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute 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**

Filed 29 day of Dec  
in 2017, At 8:05 AM.  
BARBARA VANSA  
County Clerk, Milam County, Texas  
By Jennifer Northcott  
Deputy

**implied, and subject to all matters of record affecting the Property.**

**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 27<sup>th</sup> day of December 2017.



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Kirby C. King, Substitute Trustee

CMRR: 7017 1450 0001 3134 2854, 7017 1450 0001 3134 2847, 7017 1450 0001 3134 2830, 7017 1450 0001 3134 2823 & First Class Mail

In Re: 21.200 Acres  
All of a called 21.22 Acre tract  
Lyman Rounds Survey  
Abstract No. 313  
Milam County, Texas



All that certain tract or parcel of land situated in Milam County, Texas, being a part of the Lyman Rounds Survey, Abstract No. 313, being all of a called 21.22 Acre tract conveyed from James Reuben Spaulding, Jr., et al to S & V Partnership, a Texas Limited Partnership by deed dated June 15, 2010 recorded in Volume 1126, Page 704 of the Official Records of Milam County, Texas and being more particularly described by metes and bounds as follows to wit:

**BEGINNING** at a found  $\frac{1}{2}$ " iron rod on the north line of a called 200 Acre tract conveyed to Rita K. Gillen in Volume 833, Page 032, at the southwest corner of a called 21.22 Acre tract conveyed to Roy A. Spaulding and Betty Spaulding Accardo in Volume 710, Page 798, for the southeast corner of this tract;

**THENCE** N  $74^{\circ}29'39''$  W - 448.08 feet along the north line of the said 200 Acre tract to a found  $\frac{1}{2}$ " iron rod at the southeast corner of a called 41.84 Acre tract conveyed to Michael Rasmussen, et ux in Volume 1085, Page 825, for the southwest corner of this tract;

**THENCE** N  $15^{\circ}42'58''$  E - 2061.00 feet along the east line of the said 41.84 Acre tract to a point within County Road 237, on the south line of a called 50 Acre tract conveyed to Roy Baskin, at the northeast corner of the said 41.84 Acre tract, for the northwest corner of this tract from which a set  $\frac{1}{2}$ " iron rod for reference on the south Right-of-Way line of the said County Road 237 bears: S  $15^{\circ}42'58''$  W - 23.20 feet;

**THENCE** S  $74^{\circ}29'39''$  E - 448.08 feet within the said County Road 237, along the south line of the said 50 Acre tract to a point at the northwest corner of the said Spaulding, et al 21.22 Acre tract, for the northeast corner of this tract from which a set  $\frac{1}{2}$ " iron rod for reference on the said south Right-of-Way line of the said County Road 237 bears: S  $15^{\circ}42'58''$  W - 23.20 feet;

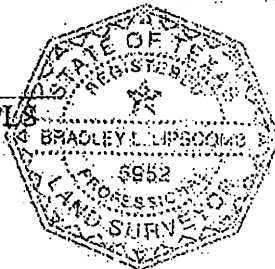
**THENCE** S  $15^{\circ}42'58''$  W - 2061.00 feet along the west line of the said Spaulding, et al 21.22 Acre tract to the **POINT OF BEGINNING** containing within these metes and bounds 21.200 Acres of land of which 0.239 Acres lies within the said County Road 237.

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

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 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 8<sup>th</sup> day of August, 2011.

Bradley L. Lipscomb, RPLS



VOL. 1153 PAGE 262  
OFFICIAL RECORDS  
MILAM COUNTY, TEXAS

Exhibit A  
Page 1 of 1

Return To:  
Attorneys of Texas Title, Inc.