

#28

FILED FOR RECORD

1:15pm

JUL 03 2019

NOTICE OF TRUSTEE'S SALE

Russell Casselberry

DAWSON COUNTY CLERK

WHEREAS, on May 4, 2018, Victor Acosta, Jr., executed a Deed of Trust conveyed to Russell Casselberry, as Trustee, the real estate therein described to secure the payment of that certain Vendor's Lien Note payable to Betty Brandon in the original principal amount of \$35,000.00, said Deed of Trust being recorded in Volume 842, Page 616, of the Official Public Records of Dawson County, Texas, to which Deed of Trust, and the record thereof, reference is here made for all purposes; and

WHEREAS, default has occurred in the payment of said indebtedness and the same is now wholly due, and the owner and holder of said debt has requested the undersigned Trustee, whose mailing address is 211 North Houston Avenue, Lamesa, Texas 79331, and whose telephone number is 806-872-2103, to sell said property to satisfy said indebtedness.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of August, 2019, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m., I will sell said real estate at the South door of the Dawson County Courthouse, in Lamesa, Texas, to the highest bidder for cash. The earliest time at which said sale will occur is 10:00 o'clock A.M. This sale will begin not later than three (3) hours after said time.

The real estate to be sold is situated in the County of Dawson, State of Texas, which is described on Exhibit A attached hereto which Exhibit is incorporated herein by reference for all purposes.

WITNESS MY HAND this the 3rd day of July, 2019.

Russell Casselberry

Russell Casselberry, Trustee

THE STATE OF TEXAS
COUNTY OF DAWSON

This instrument was acknowledged before me on this the 3rd day of July, 2019, by Russell Casselberry, Trustee.

Annisia Gonzales

Notary Public, State of Texas



EXHIBIT "A"

A 2.60 acre tract of land being all of that certain tract of land described in Volume 76, Page 477, Deed Records, and that certain tract of land described in Volume 506, Page 331, Deed Records, located in Section 7, Block 35, Township 5 North, T & P Rwy. Co. Survey, Dawson County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron pipe with plug marked "WOE INC." set at the Southeast corner of said tract in Volume 76, Page 477, for the Southeast corner of this survey, from which the Southeast corner of said Section 7 bears N.78°01'15"E. 347.7 feet and S.12°57'25"E. 615.6 feet; (Bearing, distances, and area are referenced to the Texas coordinate System of 1983, North Central Zone. Combined scale factor is .99974934.)

THENCE S.78°01'15"W., at 192.5 feet pass a shaft found S.40°57'35"W. 1.7 feet, in all 583.4 feet to a 1/2" iron pipe set at the Southwest corner of said tract in Volume 506, Page 331, for the Southwest corner of this survey;

THENCE N.41°00'20"E. 506.0 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" found at the Northwest corner of said tract in Volume 506, Page 331, for the most Westerly-Northwest corner of this survey;

THENCE S.39°13'40"E. 238.6 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" found in the Northwest line of said tract in Volume 76, Page 477, at the Northeast corner of said tract in Volume 506, Page 331, for a corner of this survey;

THENCE N.40°57'35"E., along said Northwest line of tract in Volume 76, Page 477, a distance 232.3 feet to a 1/2" iron pipe with plug marked "WOE INC." set in the Southwesterly right-of-way line of U.S. Highway 87, for the most Northerly-Northwest corner of this survey;

THENCE S.49°04'05"E., along said Southwesterly right-of-way line of U.S. Highway 87, a distance of 114.0 feet to a 1/2" iron pipe with plug marked "WOE INC." set in the Southeast line of said tract in Volume 76, Page 477 for the Northeast corner of this survey;

THENCE S.40°26'05"W., along said Southeast line of tract in Volume 76, Page 477, a distance of 232.2 feet to the PLACE OF BEGINNING.