

**POSTED**

Sharon Ferguson, Brown County Clerk  
Time 9:33am

**FEB 12 2019**

By Deputy: M. Spedal  
of Trust, executed by

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by STEVEN RICE and JANET RICE of Convoy, Ohio, dated December 3, 2014 and duly recorded in Volume 147, Page 234 of the Real Property Records of Brown County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on:

Tuesday, the 5<sup>th</sup> day of March, 2018

(that being the first Tuesday of said month), at public auction to the highest bidder for cash before the courthouse door at 200 South Broadway, Brownwood, Brown County, Texas, between the hours of ten o'clock a.m. and one o'clock p.m. of that day, the following described property, to-wit:

### **TRACT ONE:**

**Field Note Description of a 3.958 acre tract of land, being out of and a part of the Tyler Tap RR Co. Survey 3, Abstract 1300 situated in Brown County, Texas and being a part of that 6.334 acre tract conveyed to Paul Gene Hill and Reba Ann Hill by Deed Recorded at Volume 106, Page 18 of the Real Property Records of Brown County, Texas; Said 3.958 acres being more particularly described by metes and bounds as follows:**

**BEGINNING at a 1/2" iron rod set in the Northwest line of Farm-to-Market Road No. 2125 which bears N 44°06'02"E, 34.94 feet from a pipe post found as the Southeast corner of that tract conveyed to Paul Gene Hill and Reba Ann Hill by deed recorded at Volume 106, Page 18 of the Brown County Real Property Records and the Northeast corner of that tract now owned by John A. Dunn and identified as Brown County Tax Parcel No. 34975, said beginning point being in the Northeast line of Tres Colinas Ln. ( a 30-foot wide private access easement granted herewith) for the Southeast corner of the herein described tract;**

**THENCE, along the North line of said Easement, 30 feet Northerly of and parallel with the common line between said Hill Tract and said Dunn Tract, N 76°44'13"W, 775.09 feet to an iron rod set as the Southwest corner hereof;**

**THENCE, crossing said Hill Tract, N8°44'30"E, 289.48 feet to a wood post found in the Northern line of said Hill Tract and the Southern line of that tract conveyed to Robert J. Childers and Sandra DeLong Childers by deed recorded at Volume 1757, Page 30 of the Brown County Deed Records for the Northwest corner hereof;**

**THENCE , generally along a fence as the common occupied line between said Hill Tract and said Childers Tract, S 66°06'45"E, 887.70 feet to a pipe post found in the Northwest line of said FM 2125 as the Southeast corner of said Childers, Tract, the Northeast corner of said Hill Tract and the Northeast corner hereof;**

**THENCE, along the Northwest line of said FM 2125, S 44°06'02"W, 145.48 feet to the**

**POINT OF BEGINNING and calculated to contain 3.958 acres therein,**

**TRACT TWO-Easement**

**A 30 foot Lane known as Tres Colinas Lane and being more fully described as follows:**

**Beginning at the Southeast corner of the above described 3.958 acre tract in the Northwest boundary line of FM 2125 N.;**

**Thence with the said Northwest line of FM 2125 N., S. 44° 6' 2" W 34.94 feet to a point;**

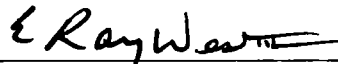
**Thence with the South line of said Tres Colinas Lane N 76° 44' 13" W 754.81 feet;**

**Thence N 8° 44' 30" E 30.09 feet to the Southwest corner of the above described 3.958 acre tract;**

**Thence with the South boundary line of the above described 3.958 acre tract South 76° 44' 13" E 775.09 feet to the point of beginning.**

**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.**

EXECUTED this 12<sup>th</sup> day of February, 2019.



E. RAY WEST, III, Substitute Trustee

