

FILED
AT 10 O'CLOCK A M.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE UNDER
DEED OF TRUST**

MAR 16 2023

DATE: **MARCH 10, 2023**

Janigan + Dutton
COUNTY CLERK, CORYELL CO., TEXAS

DEED OF TRUST

DATE: **September 29, 2016**

GRANTORS: **JOHN A. IVEY, II and JESSICA R. IVEY**

GRANTOR'S COUNTY: **CORYELL**

BENEFICIARY(IES): **RODGER A. YOUNG and JAMES A. YOUNG**

RECORDING INFORMATION: **CLERK'S NUMBER 291994, OFFICIAL
RECORDS OF CORYELL COUNTY, TEXAS**

PROPERTY:

6.806 ACRES OF LAND OUT OF THE Neil Robertson Survey, Abstract No. 882, Coryell County, Texas, and being more fully described in Exhibit "A," save and except the .505 acre tract more fully described in Exhibit "B," and subject to the access easement described in Exhibit "B".

DATE OF SALE OF PROPERTY: **April 4, 2023**
(First Tuesday in the month of **April, 2023**)

EARLIEST TIME OF SALE OF PROPERTY: BETWEEN 10:00 A.M. & 3:00 P.M.

PLACE OF SALE OF PROPERTY: The sale will take place at the west side of the Cameron County Courthouse, or as designated by the Commissioner's Court, and is open to the public for bidding, such county being the county in which the real property covered and affected by the Deed of Trust is situated.

Because of default in performance of the obligations of the Deed of Trust, the Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

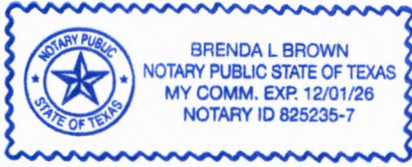
EXECUTED this 10th day of March, 2023.



JAY R. BEATTY, Substitute Trustee

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on this the 10th day of March, 2023.



A handwritten signature in blue ink that reads "Brenda L. Brown".

Notary Public, State of Texas

Exhibit A

6.806 acres being a part of the Neil Robertson Survey, abstract No. 882, in Coryell County, Texas and being geographically located approximately south 45 degrees east, about 9-2/10 miles from the courthouse in Gatesville, the County Seat of Coryell County, Texas and said property being the same property conveyed to Troy & Nichols, Inc., by Substitute Trustee Deed due to default, and said instrument dated May 1, 1990 and recorded in Vol. 487 page 39 of the Coryell County Deed Records. 7

BEGINNING at a 1/2 inch iron rod at a fence post and being in the north margin of a county road known as Old Gatesville - Leon Junction Road, for the southeast corner of said 6.806 acres.

THENCE North 84 degrees 18 minutes 23 seconds West, along the north margin of said county road, as evidenced by a fence, 418.10 feet to a 1/2 inch iron rod at a fence post.

THENCE North 21 degrees 34 minutes 35 seconds East, along a fence, 706.05 feet to a 1/2 inch iron rod being in a fence line which runs in an easterly and westerly direction.

THENCE South 68 degrees 57 minutes 22 seconds East, along said fenceline, 398.05 feet to a 3/8 inch iron rod at a fence post.

THENCE South 21 degrees 14 minutes 00 seconds West, along a fence, 685.33 feet to the Point of Beginning and containing as previously mentioned 6.806 acres.

Exhibit B

FIELD NOTES for a 0.505 acre tract of land in Coryell County, Texas, being part of the Nell Robertson Survey, Abstract No. 882, and the land herein described being part of a called 6.806 acre tract conveyed to Rodger Allan Young, of record in Instrument No. 98573, Official Public Records of Coryell County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap, set on the east line of said 6.806 acre tract, being on the west line of a called 5.01 acre tract conveyed to Walter Rose et ux, Jan Rose, of record in Volume 438, Page 746, Deed Records of Coryell County, Texas, for the northeast corner of this tract, which bears S. 21° 14' 00" W., 63.12 feet from a 1/2" iron rod, found at the northeast corner of said 6.806 acre tract;

THENCE S. 21° 14' 00" W., 272.23 feet, with the east line of said 6.806 acre tract and the west line of said 5.01 acre tract, to a 1/2" iron rod with cap, set for the southeast corner of this tract;

THENCE N. 72° 47' 02" W., 86.19 feet, over and across said 6.806 acre tract, to a 1/2" iron rod with cap, set for the southwest corner of this tract;

THENCE N. 23° 14' 00" E., 277.85 feet, over and across said 6.806 acre tract, to a 1/2" iron rod with cap, set for the northwest corner of this tract;

THENCE S. 68° 45' 44" E., 79.99 feet, over and across said 6.806 acre tract, to the POINT OF BEGINNING and containing 0.505 acre of land.

Together with the above described 0.505 acre tract, a 20.00 foot-wide passage easement over and across said 6.806 acre tract, lying 10.00 feet either side of the following described centerline;

BEGINNING at a point on the south line of said 6.806 acre tract and the north right-of-way line of County Road No. 324 for the beginning of this easement, which bears N. 04° 18' 23" W., 206.15 feet from the southeast corner of said 6.806 acre tract;

THENCE over and across said 6.806 acre tract, the following five (5) courses:

1. N. 44° 55' 56" E., 31.28 feet, to a point for an angle corner of this easement;
2. N. 67° 06' 32" E., 130.68 feet, to a point for an angle corner of this easement;
3. N. 37° 00' 05" E., 89.15 feet, to a point for an angle corner of this easement;
4. N. 49° 52' 49" E., 125.18 feet, to a point for an angle corner of this easement;
5. N. 21° 14' 00" E., 87.86 feet, to a point on the south line of the above described 0.505 acre tract, for termination of this easement, which bears N. 72° 47' 02" W., 10.02 feet from the southeast corner of said 0.505 acre tract;

The bearings for the above description are based on the east line of said 6.806 acre tract per deed.

STATE OF TEXAS
COUNTY OF CORYELL
I, Barbara Simpson, County Clerk in and for
Coryell County, Texas do hereby certify that
this instrument was filed for record in the
volume and page of the Coryell County Public
Records and of the time and date as stamped
hereon by me.



BARBARA SIMPSON, CLERK
CORYELL COUNTY, TEXAS

Barbara Simpson

FILED FOR RECORD
AT 945 O'CLOCK A M

OCT 03 2016

Barbara Simpson
COUNTY CLERK, CORYELL CO., TEXAS

291993