

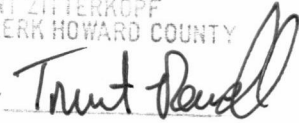
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Posted

2021 OCT 28 PM 4:13

BRENT ZITTERKOPF
COUNTY CLERK HOWARD COUNTY

BY DEPUTY



Notice of Foreclosure Sale

("Deed of Trust"):

Dated: February 1, 2018

Grantor: KEVIN RITZ, JUANITA RITZ, NATHAN RITZ and DUSTIN MORGAN

Trustee: JOSHUA HAMBY

Lender: PAT GRAY BODY WORKS, INC.

Recorded in: Deed of Trust recorded in Volume 1692, Page 6 of the Official Public Records of Howard County, Texas

Secures: Promissory ("Note") in the original principal amount of \$465,009.00, executed by JUANITA RITZ, KEVIN RITZ, NATHAN RITZ and DUSTIN MORGAN ("Borrower") and payable to the order of Lender

Legal Description: **THE SURFACE ESTATE ONLY:**

Being a certain parcel and piece of land out of and part of the Southwest Quarter (SW/4) of Section No. Forty-One (41) in Block No. Thirty-Two (32), Tsp. One (1) North, T&P RR Co. Survey, Howard County, Texas, more particularly described as follows:

BEGINNING at a 1/2" square bar in the East right-of-way line of State Highway No. 350, the NW corner of a 3.00 acre tract in the SW/4 of Section 41, Block 32, T-1-N, T& RR Co. Survey, Howard County, Texas and the SW corner of this tract, from whence a 1/2" square bar, the SW corner of said Section 41 bears S. 75° 31' 16" W. 130.61 ft. and S. 14° 39' 07" E. 681.60 ft.;

THENCE N. 75° 31' 16" E. at 465.30' pass a 1/2" square bar, the NE corner of said 3.00 acre tract and the most Northerly NW corner of a 39.59 acre tract, 866.33 ft. in all to a 1/2" square bar, an interior corner of said 39.59 acre tract, and the SE corner of this tract;

THENCE N. 14° 39' 07" W. 115.0 ft. to a 1" I.P. in the South line of a 46.53 acre tract for a corner of said 39.59 acre tract and the NE corner of this tract;