

NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 30th day of April 2018, BRUCE CURTIS, JR. and wife, JOEY CURTIS, hereinafter "Mortgagor", whether one or more) executed a Deed of Trust conveying to CHARLES D. ROSENBAUM, as Trustee, the Real Estate hereinafter described, to secure \$142,500.00 in the payment of a debt therein described, said Deed of Trust being recorded in Volume 1738, Page 591, of the Official Public Records of Howard County, Texas; 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 to sell said property to satisfy said indebtedness.


NOW, THEREFORE, NOTICE IS HEREBY GIVEN that I will sell all of the interest of Mortgagor encumbered by said Deed of Trust in said Real Estate as follows:

- (1) a public sale at auction;
- (2) on July 5, 2022, being the first Tuesday of the month;
- (3) the sale shall be conducted at the north door of the Howard County Courthouse building, Big Spring, Texas.
- (4) the sale shall be conducted between the following hours, local time: 10:00 a.m. - 1:00 p.m.; and
- (5) the real property shall be sold to the highest bidder for cash.

Said Real Estate is described as follows:

See Attached Exhibit "A"

WITNESS MY HAND this 8th day of June 2022.



CHARLES D. ROSENBAUM, TRUSTEE

Nancy Potter

11/11/22

11/11/22

EXHIBIT "A"

SURFACE ESTATE ONLY

Being a 1.648 acre tract of land out of a 6.338 acre tract in the SW/4 of Section 21, Block 31, T-1-N, T & P RR.CO. Survey, Howard County, Texas, described in metes and bounds as follows:

BEGINNING at a $\frac{1}{2}$ " LR. with cap set in the South Line of a 0.879 acre tract (Tract #1) in the SW/4 of Section 21, Block 31, T-1-N, T & P RR. CO. Survey, Howard County, Texas for the SW corner of this tract; from whence the SW corner of said Section 21 bears S. $74^{\circ} 35'$ W. 144.0' and S. $14^{\circ} 45'$ E. 28.0';

THENCE N. $14^{\circ} 45'$ W. at 12.0' pass the North right of way line of Old Colorado City Highway (80' Right of Way), 208.7' in all to a $\frac{1}{2}$ " LR. with cap set in the North line of said 0.879 acre tract (Tract #1) for the NW corner of this tract;

THENCE N. $74^{\circ} 35'$ E. at 39.5' pass the NE corner of said 0.879 acre tract (Tract #1) the NW corner of a 0.879 acre tract (Tract #2) at 223.0' pass the NE corner of said 0.879 acre tract (Tract #2) and the NW corner of a 0.580 acre tract, 344.0' in all to a $\frac{1}{2}$ " LR. with cap set, the NE corner of said 0.580 acre tract, the NW corner of a 1.0 acre tract (Tract #3) and for the NE corner of this tract;

THENCE S. $14^{\circ} 45'$ E. along the West line of said 1.0 acre tract, at 196.7' pass the North Right of Way line of said Old Colorado City Highway 208.7' in all to a $\frac{5}{8}$ " LR. found, the SE corner of 0.580 acre tract, the SW corner of said 1.0 acre tract and for the SE corner of this tract;

THENCE S. $74^{\circ} 35'$ W. at 121.0' pass the SW corner of said 0.580 acre tract and the SE corner of said 0.879 acre tract (Tract #2) at 304.5' pass a $\frac{1}{4}$ " LP. found, the SW corner of said 0.879 acre tract (Tract #2) and the SE corner of said 0.879 acre tract (Tract #1) 344.0' in all to the PLACE OF BEGINNING.

Containing 1.648 Acres of Land

Note: A 12' strip of land containing 0.09 of an acre of land along the South line of this tract lies within the right-of-way limits of Old Colorado City Highway (80' right of way)