

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: December 15, 2022

2022-080

DEED OF TRUST:

FILED FOR RECORD
AT 1:05 O'CLOCK P.M.

DEC 19 2022

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

Date: September 18, 2020

Grantor: NOMADIC INDUSTRIES, LLC

Grantor's County: Dallas

Beneficiary: SECURE COVENANT INTERESTS, LTD.

Trustee: MARK MULLIN

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, GEORGE
HAWTHORNE, ED HENDERSON, RUSSELL SLATON, BILL
GIBSON, MARGOT FOSTER, LORI GARNER, and ANDREW
MILLS-MIDDLEBROOK

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205
Austin, Texas 78746

Recorded in: Document No. 00010168, Real Property Records, Navarro County, Texas

PROPERTY:

11.275 acres, more or less, known as Tract No. 14, Kerens Meadow, in Navarro County, Texas, being the same property described in Deed of Trust recorded under Document No. 00010168, Real Property Records of Navarro County, Texas, and being more particularly described on the attached Exhibit A.

NOTE SECURED BY DEED OF TRUST:

Date: September 18, 2020

Original Principal Amount: \$94,500.00

Holder: SECURE COVENANT INTERESTS, LTD.

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 7th day of February, 2023.

PLACE OF SALE OF PROPERTY (including county):

County Courthouse of Navarro County, Corsicana, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 1:00 p.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute 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.

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 services to the sender of this notice immediately.



JIM MILLS, SUSAN MILLS, GEORGE
HAWTHORNE, ED HENDERSON,
RUSSELL SLATON, BILL GIBSON,
MARGOT FOSTER, LORI GARNER, and
ANDREW MILLS-MIDDLEBROOK
2499 S. Capital of Texas Hwy., Ste A-205
Austin, Texas 78746
(512) 477-1964

Exhibit "A"

Tract 14 - Kerens Meadows
11.275 Acres

FIELD NOTES

Henry H. Horn, A-331
Navarro County, Texas

All that certain lot, tract or parcel of land, located within the Henry H. Horn Survey, Abstract Number 331 in Navarro County, Texas, being a part out of a called 125.611 acre tract described in a Warranty Deed with Vendor's Lien recorded in Instrument Number 2019-00007448 of the Official Records of Navarro County, Texas (O.R.N.C.T.), and being described by metes and bounds as follows:

BEGINNING at a found cross-tie fence corner in the west margin of NE County Road 3010, being in a easterly line of said 125.611 acre tract, and being the east corner of a 12.742 acre "Tract 13" surveyed on this date for Secure Covenant Interests, Ltd.;

THENCE South $01^{\circ}35'55''$ West with a fence and the west margin of NE County Road 3010, a distance of 423.90 feet to a set 1/2 inch iron rod in the same, being the north corner of a 11.275 acre "Tract 15" surveyed on this date for Secure Covenant Interests, Ltd., from which a found 4 inch cedar fence angle post for reference bears South $01^{\circ}35'55''$ West, 36.88 feet;

THENCE South $58^{\circ}13'26''$ West across said 125.611 acre tract and with the northwest line of said 11.275 acre "Tract 15", a distance of 1,242.41 feet to a set 1/2 inch iron rod in the northeast line of the Mark Wood called 50.09 acre tract described in Instrument Number 2014-00001540 (O.R.N.C.T.), the same being a southwesterly line of said 125.611 acre tract, from which a found 1/2 inch iron pipe at a fence corner for reference bears South $32^{\circ}25'02''$ East, 817.08 feet;

THENCE North $32^{\circ}25'02''$ West with a fence and the common line of said 125.611 acre and said 50.09 acre tracts, a distance of 363.50 feet to a found 3/4 inch iron pipe at the north corner of said 50.09 acre tract, being an angle corner of said 125.611 acre tract, and being in the southeast line of the Philip Wood called 59.98 acre tract described in Instrument Number 2014-00001537 (O.R.N.C.T.);

THENCE North $58^{\circ}23'49''$ East with a fence and the common line of said 125.611 acre and said 59.98 acre tracts, a distance of 936.24 feet to a found 60D nail at a fence corner, being the east corner of said 59.98 acre tract, being an ell corner of said 125.611 acre tract, and being the south corner of said 12.742 acre "Tract 13";

THENCE North $58^{\circ}55'31''$ East across said 125.611 acre tract and with the southeast line of said 12.724 acre "Tract 13", a distance of 543.48 feet to the **PLACE OF BEGINNING**, containing 11.275 acres of land.

Note:

- 1.) A plat of an even date accompanies this description.
- 2.) Bearings and distances were derived from G.P.S. observations and are based on the Texas State Plane Coordinate System, N.A.D. 83 North Central Zone (FIPS 4202).

Surveyor's Certificate:

I, Ross C. Address, Texas Registered Professional Land Surveyor No. 6464, do hereby certify that the above description is true and correct to the best of my knowledge, and that the property described herein was determined by a survey made on the ground and under my direct supervision.

Witness my hand and seal at Athens, Texas on this 1st day of November, 2019 A.D.



Ross C. Address
Texas Registered Professional Land Surveyor No. 6464



ADDRESS 
SURVEYING, LLC

506 Richardson Street ~ Athens, Texas 75751
Phone: (903) 904-5043 | Fax: (903) 904-5044
AddressSurveying.com
TBPLS Firm Number: 10194120
Project Number: 2019-0221 - Tract 14