

September 3, 2019

002125

NOTICE OF TRUSTEE'S SALE

Borrower: DOUGLAS THOMAS WILLIAMS
2822 FM 2405, Winters, Texas 79567

Lender: KEYSTONE BANK, N.A. (f/k/a "Ballinger National Bank")
P.O. Box 680, Ballinger, Texas 76821

Trustee: KARL W. VANCIL
905 N. 6th Street, Ballinger, Texas 76821

Liens: Deed of Trust dated March 20, 2007, recorded in Volume 283, Page 285, Official Public Records of Real Property, Runnels County, Texas.

Deed of Trust dated July 2, 2010, recorded in Volume 334, Page 443, Official Public Records of Runnels County, Texas.

Property: The following describe real property situated in Runnels County, Texas:

Being an area of 79.214 acres of land out of and a part of Survey 103, Abstract No. 1098, H. & T. C. R. R. Co. Block 64, Runnels County, Texas and said 79.214 acre tract also being out of that certain 320 acre tract described and recorded in Volume 179, Page 546, Deed Records of Runnels County, Texas, said 79.214 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

To secure payment of the obligations and indebtedness described therein, the Deed of Trust creates a lien against the above described real property to secure payment of the indebtedness described in said Deed of Trust, and the performance of the Borrower's obligations under said Deed of Trust.

Because of Borrower's default in performance of the obligations of the above described Deed of Trust and/or the Promissory Note(s) and other indebtedness secured thereby, and because of the failure of the Borrower to cure the default, I, as Trustee, will sell the above described property by public auction to the highest bidder for cash to satisfy the indebtedness secured by the Deed of Trust. The Trustee's Sale will be conducted at the following place, date and time, or within three hours after that time.

Place of Sale of Property: At the North entrance facing Hutchings Avenue, being the location officially designated by the Runnels County Commissioners' Court for foreclosure sales, at the Runnels County Courthouse in Ballinger, Runnels County, Texas.

Date and Earliest Time of Sale of Property: September 3, 2019, at 10:00 A.M.

Signed on August 11, 2019.


KARL W. VANCIL, Trustee

POSTED August 12, 2019
At 2:47 o'clock P M
Julia Miller
County Clerk, Runnels County, Texas
By Jenif Naffarini Deputy

EXHIBIT "A"

Being an area of 79.214 acres of land out of and a part of Survey 103, Abstract No. 1098, H. & T. C. R. R. Co. Block 64, Runnels County, Texas and said 79.214 acre tract also being out of that certain 320 acre tract described and recorded in Volume 179, Page 546, Deed Records of Runnels County, Texas, said 79.214 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

Beginning at a 6" steel post found occupying the southwest corner of this tract, said 320 acre tract and said Survey 103 and being in the east line of Runnels County Road No. 320;

Thence with the west line of this tract, said 320 acre tract, said Survey 103 and the east line of said Runnels County Road No. 320, N. 00° 19' 21" W. (Call North) 956.08 feet to a 1/2" iron rod with cap set for the northwest corner of this tract;

Thence with the north line of this tract and across said 320 acre tract, S. 89° 49' 12" E. 3613.42 feet to a 1/2" iron rod with cap set for the northeast corner of this tract;

Thence with the east line of this tract, S. 00° 11' 01" W. 956.05 feet to a 1/2" iron rod with cap set for the southeast corner of this tract in the south line of said 320 acre tract and said Survey 103;

Thence with the south line of this tract, said 320 acre tract and said Survey 103, N. 89° 49' 12" W. (Call West) 3604.97 feet to the place of beginning and containing an area of 79.214 acres of land.