

Notice of Foreclosure Sale

January 29, 2020

Deed of Trust:

Dated: March 11, 2014
Grantor: Jose C. Conde and Sarahena Zarazua
Trustee: Richard R. Burroughs
Trustees Address: P.O. Box 1676
209 E. Hanson
Cleveland, Texas 77327

FILED
at 9:15 o'clock A M

JAN 31 2020

LEE H. CHAMBERS
COUNTY CLERK LIBERTY COUNTY, TEXAS
BY: Adrian Danner DEPUTY

Lender: Randall K. Whitmire and Geri Whitmire
Recorded in: Liberty County Clerk, Texas

Legal Description: A tract of land containing 1.000 acres, and all improvements, being a tract of land out of the E.L. Branham Survey, A-147, Liberty County, Texas, being Lot 67, Magnolia Estates, Section 2, according to map or plat thereof recorded in Vol. 9, page 66, and re-filed in Vol. 9, page 88 of the L.C.M.R., Texas; said 1.000 acres being more fully described by metes and bounds as follows:

COMMENCING at a point marking the Northwest corner of a 417.898 acre tract in the South line of a Champion Paper and Fiber Co., Tract and the East line of Huffman-Cleveland road;

THENCE South 88° 50'01" East, along the South line of said Champion Paper and Fiber Co., tract for a distance of 6703.28 feet;

THENCE South 01° 25'43" West, a distance of 605.00 feet to a point falling in the centerline of a 70.00 feet wide roadway easement, being the centerline of Elm Place, marking the Southwest corner of Lot 68 and the Northwest corner and Point of Beginning of the herein described tract of land;

THENCE South 88° 48'31" East (called South 88° 50'01" East), at a distance of 35.00 feet crossing a ½ inch iron rod found for reference along the East boundary line of said Elm Place, continuing for a total distance of 360.00 feet to a ½ inch iron rod found marking the Southeast corner of Lot 68, the Southwest corner of Lot 77, the Northwest corner of Lot 78 and the Northeast corner of the tract of land herein described;

THENCE South 01° 12'38" East (called South 01° 25'43" West), along the West boundary line of said Lot 78, for a distance of 121.06 feet (called 121.00 feet) to a ½ inch iron rod found marking the Southwest corner of Lot 78, the Northwest corner of Lot 79, the Northeast corner of Lot 66 and the Southeast corner of the herein described tract of land;

THENCE North 88° 50'01" West, following the North boundary line of said Lot 66, at a distance of 325.12 feet crossing a ½ inch iron rod found for reference along the East boundary line of said Elm Place, containing for a total distance of 360.00 feet to a point falling in the centerline of said 70.00 feet wide easement, marking the Northwest corner of said Lot 66 and the Southwest corner of the tract of land herein described;

THENCE North 01° 12'27" East (called North 01° 25'43" East) along the centerline of said 70.00 feet wide easement, for a distance of 121.22 feet (called 121.00 feet) to the POINT-OF-BEGINNING, containing 1.000 acres (43,573 square feet) of land, more or less.

Secures: Promissory Note ("Note") in the original principal amount of \$72,000.00, executed and made by Jose C. Conde and Sarahena Zarazua ("Borrower") and payable to the order of Lender.

Foreclosure Sale:

Date: Tuesday, March 03, 2020

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00 PM and not later than three hours thereafter.**

Place: The Commissioners' Courtroom of Liberty County, Texas

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lenders' bid may be by credit against the indebtedness secured by the lien of the Deed of Trust plus costs of sale.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lenders' election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lenders' rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.


The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, [Substitute] Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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 service to the sender of this notice immediately.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Richard R. Burroughs, Attorney at Law

cc: Jose C. Conde and Sarahena Zarazua
67 Elm Place
New Caney, Texas 77357
Via CMRR: 7018 3090 0000 7712 6896

Notice of [Substitute] Trustee Sale

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 service to the sender of this notice immediately.

1. Date, Time and Place of Sale.

Date: 03/03/2020

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: SOUTH SIDE OF THE COURTHOUSE-1923 SAM HOUSTON-AS THE FRONT STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 667 COUNTY ROAD 2293, CLEVELAND, TX 77327

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/30/2008 and recorded 09/02/2008 in Document 2008017296, real property records of Liberty County, Texas, with **Robert F. West and Mandy J. Sumpler, his wife signing pro forma to perfect lien only** grantor(s) and AAA WORLDWIDE FINANCIAL CO. D/B/A WORLDWIDE MORTGAGE CO. as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, MARIEL MARROQUIN, JIM DOLENZ, PAULETTE MCCRARY, JOSHUA SANDERS, KRISTOPHER HOLUB, JULIAN PERRINE, KINNEY LESTER, TOMMY JACKSON, RON HARMON, TIFFANY BEGGS, MARGIE ALLEN OR KYLE BARCLAY, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Robert F. West and Mandy J. Sumpler, his wife signing pro forma to perfect lien only**, securing the payment of the indebtedness in the original principal amount of **\$146,486.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PHH MORTGAGE CORPORATION** is the current mortgagee of the note and deed of trust or contract lien.

at 8:40 FILED
o'clock A M

JAN 23 2020

LEE H CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Charlene Nicas DEPUTY



Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

Being all that certain tract or parcel of land containing 4.00 acres situated in the Samuel Alloway Survey, abstract no 129, and being out of a called 23.463 acre tract as described in volume 1809, page 653 official public records Liberty County, Texas; said 4.00 acre tract being more particularly described by metes and bounds as follows, to-wit: COMMENCING at a 1/2 inch iron rod found in the south line of the Levi Stephens Survey, Abstract No.349 and being in the north line of said Samuel Alloway Survey, also being in the south line of a called 665.13 acre tract as described under Liberty County Clerk's File 2003013927 and being the northwest corner of a called 39.5103 acre tract as described in Volume 1308, Page 407 Official Public Records Liberty County, Texas, same being the northeast corner of said 23.463 acre tract, same being the northeast corner of a 15.30 acre tract, called Tract One, surveyed this day, from which a 2 inch iron pipe found for the northeast corner of said 39 5103 acre tract and being the northeast corner of said Samuel Alloway Survey bears North 88 degrees 30 minutes 08 seconds East, a distance 391.92 feet. THENCE SOUTH 02 DEGREES 45 MINUTES 43 SECONDS EAST, (called North 00 degrees 10 minutes West) a distance of 1230 77 feet with the west line of said 39.5103 acre tract to a 5/8 inch iron rod set for the southeast corner of said 15 30 acre tract, same being the northeast corner and place of beginning of this herein described tract, THENCE SOUTH 02 DEGREES 45 MINUTES 43 SECONDS EAST, (called North 00 degrees 10 minutes West) a distance of 643.12 feet continuing with the west line of said 39.5103 acre tract to a 3/4 inch iron rod found in the north margin of County Road No. 2293, formerly called Upper Macedonia, for the southwest corner said 39.5103 acre tract, and being the southeast corner of said 23.463 acre tract, same being the southeast corner of this tract. THENCE SOUTH 86 DEGREES 57 MINUTES 19 SECONDS WEST, (called East) a distance of 270.93 feet with the north margin of said County Road No 2293 to a 5/8 inch iron rod set for the southeast corner of another 4 00 acre tract, called Tract Three surveyed this day, same being the southwest corner of this tract Thence north 02 degrees 45 minutes 43 seconds west a distance of 643 12 feet with the east line of said 4 00 acre tract called tract three to a 5/8 inch iron rod set in the south line of said 15.30 acre tract for the northeast corner of said 4.00 acre tract called tract two same being the northwest corner of this tract Thence north 86 degrees 57 minutes 19 seconds east a distance of 270.93 feet with the south line of said 15.30 acre tract to the place of beginning and containing 4 00 acre

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

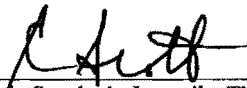
**1 Mortgage Way
Mt. Laurel, NJ 08054
Phone: 877-744-2506**

Notice of [Substitute] Trustee Sale

9. Limitation of Damages: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: January 22, 2020



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298



AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, MARIEL MARROQUIN, JIM DOLENZ, PAULETTE MCCRARY, JOSHUA SANDERS, KRISTOPHER HOLUB, JULIAN PERRINE, KINNEY LESTER, TOMMY JACKSON, RON HARMON, TIFFANY BEGGS, MARGIE ALLEN OR KYLE BARCLAY - Substitute Trustee(s)

C/O AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

I am Kyle Barclay Certificate of Posting whose address is c/o AVT Title Services, LLC, AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 1-23-20 I filed this Notice of Foreclosure Sale at the office of the Liberty County Clerk and caused it to be posted at the location directed by the Liberty County Commissioners Court.

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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 service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated February 28, 2007 and recorded under Clerk's File No. 2007003086, in the real property records of LIBERTY County Texas, with Phillippa Stiner, a single woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mila, Inc. D/B/A/ Mortgage Investment Lending Associates, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Phillippa Stiner, a single woman securing payment of the indebtedness in the original principal amount of \$133,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Phillippa Stiner. CIT Bank, N.A. is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

Legal Description:

LOT 37 OF FORDLAND ESTATES, SECTION TWO, AN ADDITION IN THE SOUTH LIBERTY TOWN LEAGUE SURVEY, A-358, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO 2006014935 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 03/03/2020

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: LIBERTY County Courthouse, Texas at the following location: On the front steps of the south side of the Liberty County Courthouse 1923 Sam Houston, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.



The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Tommy Jackson, Ron Harmon, Margie Allen, Kyle Barclay, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 01/28/2020.

/s/ Lisa Collins SBOT No. 24115338, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: Tommy Jackson

Printed Name: Tommy Jackson

C&M No. 44-20-0125

at 2:03 FILED at 2:03 o'clock P M

JAN 30 2020

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Christina Macias DEPUTY

CENLAR FSB (CEN)
FREITAG, TRAVIS QUINN
1202 PLUM GROVE ROAD, CLEVELAND, TX 77327

VA 62-62-6-1211664
Firm File Number: 17-028199

at 2:03 FILED P
o'clock M

JAN 30 2020

NOTICE OF TRUSTEE'S SALE

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
S
Charlotte Travis

WHEREAS, on May 5, 2014, TRAVIS QUINN FREITAG AND ASHLEY CHRISTINE FREITAG, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to VERDUGO TRUSTEE SERVICE CORPORATION, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GEORGETOWN MORTGAGE, LLC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of LIBERTY COUNTY, TX and is recorded under Clerk's File/Instrument Number 2014007148, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, March 3, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Liberty county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Liberty, State of Texas:

SEE EXHIBIT A

Property Address: 1202 PLUM GROVE ROAD
CLEVELAND, TX 77327
Mortgage Servicer: CENLAR FSB
Mortgagee: CITIMORTGAGE, INC.
425 PHILLIPS BOULEVARD
EWING, NJ 08618

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.


SUBSTITUTE TRUSTEE

Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press,
Cary Corenblum, Mariel Marroquin, Jim Dolenz, Paulette
McCrary, Joshua Sanders, Kristopher Holub, Julian
Perrine, Kinney Lester, Tommy Jackson, Ron Harmon,
Keata Smith, Carolyn Ciccio
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

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 military service to the sender of this notice immediately.

EXHIBIT "A"

Being all that certain parcel of land containing 1.7363 acre of land situated in the Joseph Fenner Survey, A-441, Liberty County, Texas, and being a composite of a called "Tract 1", a 0.862 acre tract as described in Volume 322, Page 337 and "Tract 2", a called 0.82 acre tract as described in Volume 738, Page 277 Liberty County Deed Records; said 1.7363 acre tract being further described by metes and bounds as follows, to-wit:

BEGINNING at a 5/8" iron rod found in the north margin of Wells Road, (CR 309), having a right of way forty (40) feet in width for the southwest corner of called "Tract 1" and being a common corner of the Gilchriest 2.508 acre tract from which a chain link fence corner post bears N 47 degrees 39' 10" E a distance of 2.9 feet;

THENCE North 01 degrees 25 min 29 sec West, a distance of 270.09 feet with the east line of the Gilchriest tract to a 5/8" iron rod set for the northwest corner of this tract and same being the southwest corner of the Louis Snell 0.810 tract;

THENCE North 87 degrees 06 min 45 sec East, a distance of 291.65 feet with the north line of said "Tract 2" and the south line of the Snell tract to a 1/2" iron rod found in the west right-of-way of FM No. 1010 (Plum Grove Road), having a width of sixty (60) feet, for the northeast corner of this tract and same being the southeast corner of the Snell tract;

THENCE South 01 degrees 38 min 15 sec East, a distance of 24.70 feet with the highway right-of-way to a concrete right-of-way monument found for a point of curve;

THENCE continuing with the highway right-of-way around a curve to the right, having a radius of 572.96 feet, through a central angle of 26 degrees, 38 min 22 sec, an arc distance of 266.40 feet, a chord bearing of South 11 degrees 40 min 56 sec West, a distance of 264.00 feet to a 1/2" iron rod found at the intersection with the north margin of Well Road for the southeast corner of this tract;

THENCE South 89 degrees 38 min 06 sec West, a distance of 231.82 feet with the north margin of Wells Road to the place of beginning and containing 75634.4 square feet or 1.7363 acres, more or less.