

MAR 13 2023

LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
DEPUTY

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2023-04916

**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.**

**Date, Time, and Place of Sale** - The sale is scheduled to be held at the following date, time and place:

Date: 5/2/2023  
Time: The earliest time the sale will begin is 10:00 AM  
Place: Liberty County Courthouse, Texas, at the following location: 1923 Sam Houston Street. Liberty. TX 77575 SOUTH SIDE OF THE COURTHOUSE- 1923 SAM HOUSTON AT THE FRONT STEPS OF THE COURTHOUSE  
Or if the preceding area is no longer the designated area. at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

**Property To Be Sold** - The property to be sold is described as follows:

LOT 2 OF CHAPARRAL RANCH SUBDIVISION, SECTION 1, AN ADDITION IN THE F. H. VOTAW SURVEY, A-838, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 91 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

Commonly known as: 90 COUNTY ROAD 308 CLEVELAND, TX 77327

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust dated 9/14/2018 and recorded in the office of the County Clerk of Liberty County, Texas, recorded on 9/18/2018 under County Clerk's File No 2018020367, in Book -- and Page -- The subject Deed of Trust was modified by Loan Modification recorded as Instrument 2022042859 and recorded on 08/23/2022, of the Real Property Records of Liberty County, Texas.

Grantor(s): BENJAMIN PLUMMER, A SINGLE PERSON  
Original Trustee: THOMAS E. BLACK, JR.  
Substitute Trustee: Auction.com, Tommy Jackson, Stephanie Hernandez, Tiffany Beggs, Carolyn Ciccio, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Kyle Barclay, Margie Allen, Ron Harmon, Glinda Cole, Keata Smith, Nestor Trustee Services, LLC  
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for LOANDEPOT.COM, LLC, its successors and assigns  
Current Mortgagee: Freedom Mortgage Corporation  
Mortgage Servicer: Freedom Mortgage Corporation

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

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authorized to collect the debt and to administer any resulting foreclosure of the referenced property securing the above referenced loan.

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$165,938.00, executed by BENJAMIN PLUMMER, A SINGLE PERSON, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for LOANDEPOT.COM, LLC, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

**Freedom Mortgage Corporation**  
**10500 Kincaid Drive**  
**Fishers, IN 46037**  
**Phone: 855-690-5900**

**Default and Request to Act** - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

T.S. #: 2023-04916

Dated: 3-13-23

Auction.com. ✓ Tommy Jackson, Stephanie Hernandez, Tiffany Beggs,  
Carolyn Ciccio, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George  
Hawthorne, Ed Henderson, Kyle Barclay, Margie Allen, Ron Harmon,  
Glinda Cole, Keata Smith, Nestor Trustee Services, LLC



c/o Nestor Trustee Services, LLC  
2850 Redhill Blvd., Suite 240  
Santa Ana, CA 92705  
Phone: (888) 403-4115  
Fax: (888) 345-5501

For sale information visit: [https:// www.xome.com](https://www.xome.com) or Contact (800) 758-8052.

SENDER OF THIS NOTICE:  
AFTER FILING, PLEASE RETURN TO:

Nestor Trustee Services, LLC  
2850 Redhill Avenue, Suite 240  
Santa Ana, California 92705

at 2:31 FILED P o'clock P M

MAR 13 2023

BY Shirley DEPUTY  
SHEE H CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Reid Ruple, Kathleen Adkins, Evan Press, Cary  
Corenblum, Kristopher Holub, Joshua Sanders, Amy  
Oian, Matthew Hansen, Jami Grady, Christian Brooks,  
Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel,  
Dana Dennen, Cindy Dennen, Aaron Crawford, Tommy  
Jackson, Ron Harmon, Keata Smith, Carolyn Ciccio  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX09000004-22-1

APN 005283-000001-000 | 219218

TO No 2281001

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on August 8, 2019, JON F HILLIER AND AMY HILLIER, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of L KELLER MACKIE as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for FBC MORTGAGE, LLC, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$240,600.00, payable to the order of Pingora Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on August 15, 2019 as Document No. 2019020418 in Liberty County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 005283-000001-000 | 219218

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Dana Dennen, Cindy Dennen, Aaron Crawford, Tommy Jackson, Ron Harmon, Keata Smith, Carolyn Ciccio** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Pingora Loan Servicing, LLC**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

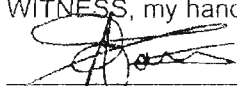
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, May 2, 2023 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Liberty County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Liberty County Courthouse, 1923 Sam Houston, Liberty, TX 77575, or in the area designated by the Commissioner's Court.**

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

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 9th day of March, 2023.

  
By: Aarti Patel

Substitute Trustee(s)

**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.**

**SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.Auction.com](http://www.Auction.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

**EXHIBIT "A"**

LOT 1 IN BLOCK 1 OF HILLIER FARMS SUBDIVISION, A MINOR REPLAT OF 2 ACRES OUT OF AND A PART OF LOT 13 OF SECURITY TRUST COMPANY SUBDIVISION, IN THE ELIZABETH MUNSON LEAGUE, ABSTRACT 88, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 2015004670 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES**

**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.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** March 7, 2023

**NOTE:** Adjustable Rate Note described as follows:

Date: April 26, 2006  
Maker: KEITH E. WENTWORTH  
Payee: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-10 successor to the original lender  
Original Principal  
Amount: \$82,574.00

FILED  
2:45 P  
MAR 14 2023

**DEED OF TRUST:** Deed of Trust described as follows:

Date: April 26, 2006  
Grantors: KEITH E. WENTWORTH; KERRI L. WENTWORTH  
Trustee: CTC REAL ESTATE SERVICES  
Beneficiary: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-10 successor to the original lender  
Recorded: INSTRUMENT NO. 2006005972, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF LIBERTY COUNTY, TEXAS.

MAR 14 2023

Adrian Driver

**LENDER:** THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-10



**BORROWER:** KEITH E. WENTWORTH

**PROPERTY:** The property described as follows:

THE PROPERTY LOCATED IN LIBERTY COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

**SUBSTITUTE TRUSTEE:** REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, AMY OIAN, MATTHEW HANSEN, JAMI GRADY, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA, ALEENA LITTON, PARTI PATEL, AUCTION.COM, DANA DENNEN, CINDY DENNEN, AARON CRAWFORD, TOMMY JACKSON, RON HARMON, KEATA SMITH, CAROLYN CICCIO

Substitute Trustee's Mailing Address:

c/o SettlePou  
3333 Lee Parkway, Eighth Floor  
Dallas, TX 75219

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

**MAY 2, 2023**, the first Tuesday of the month, to commence at 10:00 AM, or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

In LIBERTY County, Texas, at THE LIBERTY COUNTY COURTHOUSE LOCATED AT 1923 SAM HOUSTON, LIBERTY, TX 77575 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

### **RECITALS**

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.



Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

#### **APPOINTMENT OF SUBSTITUTE TRUSTEE**

**DEED OF TRUST:** Deed of Trust described as follows:

Date: April 26, 2006  
Grantors: KEITH E. WENTWORTH; KERRI L. WENTWORTH  
Trustee: CTC REAL ESTATE SERVICES  
Beneficiary: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-10 successor to the original lender  
Recorded: INSTRUMENT NO. 2006005972, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF LIBERTY COUNTY, TEXAS.

**PROPERTY:** The property described as follows:

THE PROPERTY LOCATED IN LIBERTY COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

**SUBSTITUTE TRUSTEE:** REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, AMY OIAN, MATTHEW HANSEN, JAMI GRADY, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA, ALEENA LITTON, AARTI PATEL, AUCTION.COM, DANA DENNEN, CINDY

CENNIN, AARON CRAWFORD, TOMMY JACKSON, RON HARMON, KLATA SMITH,  
CAROLYN CICCIIO

Substitute Trustee's Mailing Address:

c/o SettlePop  
333 Lee Parkway, Eighth Floor  
Dallas, TX 75219

Each Substitute Trustee is appointed effective as of March 7, 2023, pursuant to Texas  
Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor  
trustees under the Deed of Trust.

Appointment of Substitute Trustees:

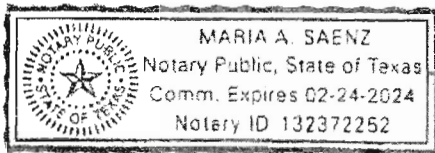
By: 

Name: Danika L. Lopez, Attorney for THE  
BANK OF NEW YORK MELLON FKA  
THE BANK OF NEW YORK, AS TRUSTEE  
FOR THE CERTIFICATEHOLDERS OF  
THE CWABS, INC., ASSET-BACKED  
CERTIFICATES, SERIES 2006-10 successor  
to the original lender

THE STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS           §

BEFORE ME, the undersigned authority, on this day appeared DANIKA L. LOPEZ,  
and after being by me duly sworn, stated that he executed the foregoing instrument for the  
purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on March 7, 2023.



  
Notary Public, State of Texas

Notice of Sale executed by:


  
Name: Tommy Jackson  
Substitute Trustee

EXHIBIT A

**FIELD NOTES OF A TRACT OF LAND CONTAINING 0.36 ACRES SITUATED IN THE LIBERTY TOWN EAST LEAGUE, ABSTRACT 359, LIBERTY COUNTY, TEXAS AND BEING PART OF LOT 4, BLOCK 9, PARTLOW SUBDIVISION, A SUBDIVISION IN THE CITY OF LIBERTY IN LIBERTY COUNTY ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 77 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND CONVEYED TO PHILIP F. KLOESEL AND MARY T. KLOESEL RECORDED BY DEED IN VOLUME 1723, PAGE 748 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. SAID 0.36 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**NOTE: THE SOUTH LINE OF SAID LOT 4 WAS USED FOR THE BEARING BASIS DIRECTIONAL CONTROL LINE.**

**BEGINNING at a ½" iron pipe, found, in the north right-of-way line of Edgewood Avenue, the east right-of-way line of Yupon Street, the southwest corner of said Lot 4 and for the southwest corner of the herein described tract;**

**THENCE, North, along the east right-of-way line of said Yupon Street and the west line of said Lot 4, a distance of 135.00' to a ½" capped iron rod marked H&H Land, set, being the southwest corner of a tract of land conveyed to Preston Shepherd and wife, Louise Shepherd recorded by deed in Volume 693, Page 846 of the Deed Records of said county and for the northwest corner of the herein described tract;**

**THENCE, East, along the south line of said Shepherd Tract, a distance of 115.23' (called 115.00') to a ½" capped iron rod marked H&H Land, set, in the common lot line of Lot 3 and 4 of said Block 9, the southwest corner of a tract of land conveyed to Joe Edd Stifflemore and Cathy Stifflemore recorded by deed in Volume 1348, Page 388 of the Official Public Records of said county, the northwest corner of a tract of land conveyed to J. Michael Spacek and wife, Linda Poole Spacek recorded by deed in Volume 1795, Page 665 of the Official Public Records of said county, the southeast corner of said Shepherd Tract and for the northeast corner of the herein described tract;**

**THENCE, South, along the common lot line of said Lot 3 and 4, also the west line of said Spacek Tract, a distance of 135.00' to a ½" iron pipe, found, in the north right-of-way line of said Edgewood Avenue, the common southerly corner of said Lot 3 and 4, the southwest corner of said Spacek Tract and for the southeast corner of the herein described tract;**

**THENCE, West, along the north right-of-way line of said Edgewood Avenue and the south line of said Lot 4, a distance of 115.23' (called 115.00') to the "Point of Beginning" and containing 0.36 acres of land more or less.**