

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FEB 10 2025

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time and place specified herein. Swired Davis
COUNTY CLERK, CORYELL CO., TEXAS

Information regarding the indebtedness and lien that is the subject of this sale:

Note:

Date: November 10, 2021

Maker: Andrie Alene Davis

Payee: Capital Farm Credit, ACA as agent/nominee for Capital Farm Credit, FLCA

Original Principal Amount: \$104,930.00

Capital Farm Credit, ACA Loan No. 5857490

Deed of Trust:

Date: November 10, 2021

Grantor: Andrie Alene Davis a/k/a Andrie A. Davis

Trustee: Jeffrey C. Norte

Recorded in: Document No. 346631, Official Public Records of Coryell County, Texas.

Property:

The following described real property, together with all mineral interests, improvements, fixtures, personal property and intangible property, if any, described in and presently covered by the Deed of Trust and all other rights, privileges and appurtenances pertaining thereto:

Lot Sixty-six (66), Buffalo Creek Ranch, Coryell County, Texas, as shown on plat of record in Slides 1034-1042, Plat Records of Coryell County, Texas.

Together with all rights, easements, appurtenances, royalties, surface, subsurface and/or mineral rights, now owned or hereafter acquired, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, all water and riparian rights, wells, ditches, reservoirs, and water stock and all existing and future improvements, structures, fixtures and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

Notwithstanding any other provision, reservation or exception contained in said Deed of Trust or on any exhibit thereto, the lien shall cover all of Grantor's water rights, including, but not limited to, rights to surface water, groundwater, underground water, percolating waters, rights to any water from lakes, streams or other bodies of water, adjudicated or permitted water rights, riparian and other water rights which are owned or which are hereafter acquired by Grantor whether or not expressly excepted from the description of the Property.

Prior Modification of Note and/or Deed of Trust:

Present Owner of Note and Beneficiary under Deed of Trust:

Capital Farm Credit, ACA

Information regarding the public sale to be held:

Substitute Trustee: Donna Stockman, Guy Wiggs, David Stockman, Michelle Schwartz, Janet Pinder, Jeff Benton, Brandy Bacon, Jamie Dworsky, Angela Cooper, Richard H. Hester, and David Garvin; 8101 Boat Club Road, Suite 320; Fort Worth, TX 76179

Appointed by written instrument dated February 7, 2025, executed by Capital Farm Credit, ACA and recorded or to be recorded in the appropriate Official Public Records of Coryell County, Texas.

Date of Sale: March 4, 2025, being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is 10:00a.m., Gatesville, Texas local time, and shall begin not later than 3 hours thereafter.

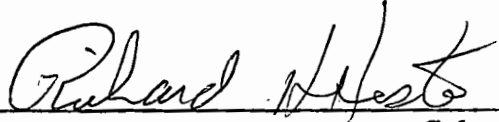
Place of Sale: The designated area of the County Courthouse as designated by the Commissioners Court of Coryell County, Texas

Default has occurred in the payment of the indebtedness evidenced by the Note. Because of such default, Capital Farm Credit, ACA appointed Substitute Trustee and has requested Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that on the date and time and at the place set forth hereinabove, any one of the above-named Substitute Trustees will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens or other matters affecting title to the Property. Neither Substitute Trustee nor the Capital Farm Credit, ACA make any representation or

warranty (express or implied) regarding title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then owing with respect to the Property.



Richard H. Hester, Substitute Trustee

Please return File-Stamped Copy to:

Will C. Griffis
McCleskey, Harriger, Brazill & Graf, L.L.P.
101 S. Park
San Angelo, TX 76901

NOTICE OF FORECLOSURE SALE

FEB 10 2025

Notice is hereby given of a public non-judicial foreclosure sale.

1. **Property To Be Sold.** The property to be sold is described as follows *Jennifer Newton*
COUNTY CLERK, CORYELL CO., TEXAS
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Date: March 4, 2025

Time: The sale shall begin no earlier than 10:00 AM or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: CORYELL County, at the north door of the Coryell County Courthouse, Gatesville, TX or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.

3. **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 beneficiary 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. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. 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. 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. 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 51.0075(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. If the Foreclosure Sale is passed, 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.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and **Section 9.604 of the Texas Business and Commerce Code.**

5. 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 property.

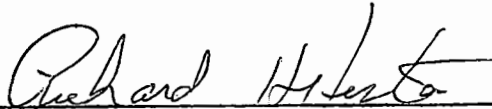
Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

6. **Type of Sale.** The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by John D. Holmes and Elra Holmes ("Debtor's"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated October 27, 2006 and executed by Debtor in the Original Principal Amount of \$53,471.88. The current beneficiary of the Deed of Trust is U.S. Bank Trust National Association, as Trustee for LB-Ranch Series V Trust, 323 Fifth Street, Eureka, CA 95501. The Deed of Trust is dated October 27, 2006, designating Terri Wilson as the Original Trustee and is recorded in the office of the County Clerk of CORYELL County, Texas, under Instrument No. 200593, of the Real Property Records of CORYELL County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 Fifth Street, Eureka, CA 95501.

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

8. **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.

DATED Feb 10 2005



Donna Stockman, Guy Wiggs, David Stockman, Michelle Schwartz,
Janet Pinder, Jeff Benton, Brandy Bacon,
Jamie Dworsky, Angela Cooper, Richard H. Hester, David Garvin
Richard E. Anderson, Ray Vela or Cesar DeLaGarza
4920 Westport Drive
The Colony, Texas 75056
214.276.1545 - telephone
214.276.1546 - facsimile
Substitute Trustees

EXHIBIT "A"

TRACT I: TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN CORYELL COUNTY, TEXAS, IN THE VILLAGE OF CORYELL, OUT OF THE DAVID PINKERTON 160 ACRE SURVEY, AND ON THE NORTH SIDE OF THE PUBLIC SQUARE IN THE VILLAGE OF CORYELL, TEXAS, AND DESCRIBED AS FOLLOWS: BEGINNING ABOUT 102 1/2 FEET NORTH 60 EAST FROM THE MOST SOUTHWESTERN CORNER OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO PAUL KOERNER BY MRS. JOE GATER KLINE, ET AL, BY DEED DATED JANUARY 31, 1940, SHOWN OF RECORD IN VOLUME 133, PAGE 568, DEED RECORDS OF CORYELL COUNTY, TEXAS, SAID POINT BEING THE SOUTHEAST CORNER OF THAT CERTAIN LOT CONVEYED BY G.W. LEE, ET LX TO W.B. SPARKMAN BY DEED SHOWN OF RECORD IN VOLUME 110, PAGE 61, DEED RECORDS, CORYELL COUNTY, TEXAS, AND WHICH SAID LOT IS NOW OWNED BY WILLIE SPROSS, AND SAID POINT BEING IN THE NORTH LINE OF THE PUBLIC SQUARE IN SAID VILLAGE OF CORYELL, TEXAS; THENCE NORTH WITH THE EAST LINE OF THE LOT CONVEYED TO W.B. SPARKMAN AFORESAID 80 FEET TO THE NORTHEAST CORNER OF SAME FOR THE NORTHWEST CORNER OF THIS LOT; THENCE EAST AS FENCED ABOUT 57 1/2 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN LOT CONVEYED TO N.S. REES BY W.J. SADLER AND WIFE S.A. SADLER BY DEED OF RECORD IN VOLUME 13, PAGE 685, DEED RECORDS OF CORYELL COUNTY, TEXAS FOR THE NORTHEAST CORNER OF THIS LOT; THENCE SOUTH WITH THE WEST LINE OF THE LOT CONVEYED TO N.S. REES, AFORESAID, 68 FEET THE SOUTHWEST CORNER OF THE SAME, FOR THE SOUTHEAST CORNER OF THIS; A POINT IN THE NORTH LINE OF THE PUBLIC SQUARE IN CORYELL, TEXAS; THENCE WEST WITH THE NORTH LINE OF SAID PUBLIC SQUARE ABOUT 67 1/2 FEET TO THE PLACE OF BEGINNING AND BEING THE SAME LOT CONVEYED TO CHARLIE SPROSS AND WIFE DORA SPROSS BY EDWIN GAUER AND WIFE LOIS GAUER BY DEED OF RECORD IN VOLUME 247, PAGES 276-280 OF THE DEED RECORDS OF CORYELL COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED IN VOL. 304, PAGE 117, CORYELL COUNTY DEED RECORDS. TRACT II: TRACT OR PARCEL OF LAND LOCATED AND SITUATED IN THE TOWN OF CORYELL CITY, TEXAS, IN CORYELL COUNTY, AND OUT OF THE DAVID PINKERTON 160 ACRE SURVEY, AND ON THE NORTH SIDE OF THE PUBLIC SQUARE OF THE SAID TOWN OF CORYELL CITY, TEXAS, AFORESAID AND SAID LOT OR TRACT OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING ABOUT 82 1/2 FEET N 60 E FROM THE SW CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY MRS. JOE GATER KLINE ET AL TO PAUL KOERNER BY DEED DATED JANUARY 31, 1940 AND SHOWN OF RECORD IN VOL. 133, PAGE 568, DEED RECORDS OF CORYELL COUNTY, TEXAS, SAID SOUTHWEST CORNER BEING MARKED WITH AN IRON PIPE DRIVEN IN THE GROUND AT THE INTERSECTION OF THE EAST LINE OF A STREET AND THE NORTH LINE OF THE PUBLIC SQUARE, AND SAID BEGINNING CORNER OF THIS LOT IS MARKED BY AN IRON PIPE STAKE DRIVEN IN THE GROUND IN THE NORTH LINE OF THE PUBLIC SQUARE, WHICH IRON PIPE IS ABOUT THREE (3) FEET FROM THE SE CORNER OF WHAT WAS KNOWN AS THE G.W. LEE DRUG STORE BUILDING AS IT STOOD ON THE GROUND ON MARCH 19, 1928; THENCE N 60 FEET FOR A CORNER; THENCE EAST 20 FEET A CORNER; THENCE WEST AND WITH THE NORTH LINE OF SAID PUBLIC SQUARE, 20 FEET TO THE PLACE OF BEGINNING BEING A LOT FACING 20 FEET ON THE NORTH SIDE OF THE PUBLIC SQUARE AND RUNNING BACK 80 FEET, BEING THE SAME LAND DESCRIBED IN DEED FROM WILLIAM SPROSS ET LX TO BEULAH FAY GALLOWAY, SHOWN RECORDED IN VOL. 109, PAGE 418 DEED RECORDS, CORYELL COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED BY MILLARD SADLER TO JOE A. TUBBS AND WIFE ETUBBS, BY DEED DATED JUNE 28, 1930 AND SHOWN OF RECORD IN VOL. 215 PAGES 424-425, DEED RECORDS, CORYELL COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED IN VOL. 225 PAGE 178 CORYELL COUNTY DEED RECORDS. TRACT III: ALL THOSE CERTAIN TRACTS OR PARCELS OF LAND LOCATED AND SITUATED IN THE TOWN OF CORYELL CITY, TEXAS IN CORYELL COUNTY, OUT OF THE DAVID PINKERTON 160 ACRE SURVEY AND ON THE NORTH SIDE OF THE PUBLIC SQUARE IN THE SAID TOWN OF CORYELL CITY, TEXAS AFORESAID AND DESCRIBED IN TWO TRACTS AS FOLLOWS: FIRST TRACT: BEGINNING AT THE NW CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO PAUL KOERNER BY MRS. JOE GATER KLINE, A WIDOW, ET AL, BY DEED DATED JANUARY 31, 1940, SHOWN OF RECORD IN VOL. 133, PAGES 568-567 DEED RECORDS OF CORYELL COUNTY, TEXAS, THE SAME BEING THE SW CORNER OF WHAT IS CALLED CORYELL CITY GIN LOT; THENCE S 30 E 150 FEET A CORNER; WHICH CORNER IS THE NW CORNER OF THE PUBLIC SQUARE IN CORYELL CITY AND MARKED BY THE INTERSECTION OF A STREET AND SAID PUBLIC SQUARE; THENCE N 60 E 42 1/2 FEET FOR

Tract ID# 106939

THE SE CORNER OF THIS SAID POINT BEING THE SE CORNER OF SAID STORE BUILDING NOW ON SAID LOT, THENCE WITH THE NORTH SIDE OF SAID STORE BUILDING IN A NORTHEASTLY DIRECTION AT ABOUT 60 FEET, PASS THE NE CORNER OF SAID STORE BUILDING, CONTINUE IN SAME DIRECTION, IN ALL 100 FEET A POINT IN THE SOUTH LINE OF SAID CORVELL CITY GIN LOT, 49 1/2 FEET TO THE PLACE OF BEGINNING, AND BEING THE SAME TRACT OF LAND CONVEYED TO WHEELER PATTON BY PAUL KOERNER, BY DEED DATED JANUARY 22, 1945, SHOWN OF RECORD IN VOL. 152, PAGE 15, DEED RECORDS, CORVELL COUNTY, TEXAS, SECOND TRACT BEGINNING AT A POINT N 80 DEG E 42 1/2 FEET FROM THE SW CORNER OF THAT CERTAIN TRACT OF LAND, CONVEYED BY MRS. JO GATER KLINE, A WIDOW, ET AL. TO PAUL KOERNER BY DEED DATED JANUARY 24, 1940, SHOWN OF RECORD IN VOL. 152, PAGES 65-66, DEED RECORDS OF CORVELL COUNTY, TEXAS SAID POINT BEING THE SE CORNER OF FIRST TRACT HEREBY ABOVE DESCRIBED, THENCE N 80 DEG E WITH THE SOUTH LINE OF THE TRACT OF LAND CONVEYED TO PAUL KOERNER BY MRS. JO GATER KLINE ET AL. 40 FEET TO THE SE CORNER OF THIS TRACT, N 80 DEG W 100 FEET TO A POINT IN THE SOUTH LINE OF WHAT IS KNOWN AS THE CORVELL CITY GIN LOT, THENCE S 80 W WITH THE BOUNDARIES OF THE CORVELL CITY GIN LOT 40 FEET TO THE NW CORNER OF THIS SAID POINT BEING THE NE CORNER OF FIRST TRACT HEREBY ABOVE DESCRIBED, THENCE S 90 E WITH THE EAST LINE OF SAID FIRST TRACT HEREBY ABOVE DESCRIBED, 150 FEET TO THE PLACE OF BEGINNING, AND BEING THE SAME TRACT OF LAND CONVEYED TO WHEELER PATTON BY PAUL KOERNER, BY DEED DATED JANUARY 22, 1945, SHOWN OF RECORD IN VOL. 152, PAGE 15, OF SAID DEED RECORDS, AND BEING THE SAME TRACT OF LAND CONVEYED BY CLIFFORD M. TUBBS ET AL. TO HOLMES CRAWFORD ET AL. BY DEED DATED JULY 14, 1933, OF RECORD IN VOLUME 230, PAGE 423 OF THE DEED RECORDS OF CORVELL COUNTY, TEXAS.

- FAX ID # 106939

filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

4. Citation by Publication for the Unknown Heirs was posted in The Gatesville Messenger once a week for four weeks consecutively. The Affidavit of Publication has been filed.

5. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.

6. The property that is the subject of this foreclosure proceeding is commonly known as 9740 FM 929, Gatesville, Texas 76528 with the following legal description:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

7. The lien to be foreclosed is indexed or recorded at Instrument 200593 and recorded in the real property records of CORYELL County, Texas.

8. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavits and declarations. Those facts are adopted by the court and incorporated by reference in this order.

9. Based on the verification of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.

10. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the Security Agreement sought to be foreclosed.

It is, therefore, **ORDERED**, pursuant to TEX. CONST. art. XVI, Section 50(a)(6)(D), that SN Servicing Corporation, the Mortgage Servicer for U.S. Bank Trust National Association, as

Trustee for LB-Ranch Series V Trust, its successors, assigns or agents, shall sell the following real property which is the subject matter of this cause, commonly known as 9740 FM 929, Gatesville, Texas 76528, which is more particularly described as follows:

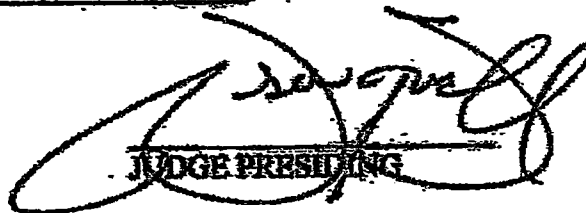
Property: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Such sale shall be conducted pursuant to the terms of the Texas Home Equity Security Instrument and TEX. PROP. CODE Section 51.002.


It is further ORDERED that a copy of this Order shall be sent to Respondents with the notice of sale and that Applicant may communicate with the Respondents and all third parties reasonably necessary to conduct the foreclosure sale and, if Respondents are represented by counsel, a notice of the foreclosure sale shall also be mailed to counsel by certified mail.

This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceedings filed in accordance with Texas Rule of Civil Procedure 736.11.

Signed this 17 day of Jan., 2024.


JUDGE PRESIDING

Submitted By:


Richard A. Anderson
State Bar No. 01209010
Anderson Vela, L.L.P.
4920 Westport Drive
The Colony, Texas 75056
(214) 276-1545 Telephone
(214) 276-1546 Facsimile
Email: RAnderson@AndersonVela.com
ATTORNEY FOR APPLICANT/PETITIONER

110159/763

EXHIBIT "A"

TRACT I: TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN CORVELL COUNTY, TEXAS, IN THE VILLAGE OF CORVELL, OUT OF THE DAVID ENDERSON 160 ACRE SURVEY, AND ON THE NORTH SIDE OF THE PUBLIC SQUARE IN THE VILLAGE OF CORVELL, TEXAS, AND DESCRIBED AS FOLLOWS: BEGINNING ABOUT 112 1/2 FEET NORTH 80 EAST FROM THE MOST SOUTHWESTERN CORNER OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO PAUL KOERNER BY MRS. JOE GATER KLINE, ET AL. BY DEED DATED JANUARY 31, 1840, SHOWN OF RECORD IN VOLUME 133, PAGE 589, DEED RECORDS OF CORVELL COUNTY, TEXAS, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN LOT CONVEYED BY G.W. LEE, ET AL TO W.B. SPARKMAN BY DEED SHOWN OF RECORD IN VOLUME 140, PAGE 54, DEED RECORDS, CORVELL COUNTY, TEXAS, AND WHICH SAID LOT IS NOW OWNED BY WILIE SPROSS AND SAID POINT BEING IN THE NORTH LINE OF THE PUBLIC SQUARE IN SAID VILLAGE OF CORVELL, TEXAS; THENCE NORTH WITH THE EAST LINE OF THE LOT CONVEYED TO W.B. SPARKMAN AFORESAID 60 FEET TO THE NORTHEAST CORNER OF SAME FOR THE NORTHWEST CORNER OF THIS LOT; THENCE EAST AS FENCED ABOUT 57 1/2 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN LOT CONVEYED TO N.S. REES BY W.K. SADLER AND WIFE S.A. SADLER BY DEED OF RECORD IN VOLUME 19, PAGE 404, DEED RECORDS OF CORVELL COUNTY, TEXAS FOR THE NORTHEAST CORNER OF THIS LOT; THENCE SOUTH WITH THE WEST LINE OF THE LOT CONVEYED TO N.S. REES, AFORESAID, 60 FEET THE SOUTHWEST CORNER OF THE SAME, FOR THE SOUTHEAST CORNER OF THIS; A POINT IN THE NORTH LINE OF THE PUBLIC SQUARE IN CORVELL, TEXAS; THENCE WEST WITH THE NORTH LINE OF SAID PUBLIC SQUARE ABOUT 57 1/2 FEET TO THE PLACE OF BEGINNING AND BEING THE SAME LOT CONVEYED TO CHARLES SPROSS AND WIFE AGRA SPROSS BY EDWIN GARDNER AND WIFE LOIS GAUER BY DEED OF RECORD IN VOLUME 237, PAGES 378-380 OF THE DEED RECORDS OF CORVELL COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED IN VOL. 304, PAGE 247, CORVELL COUNTY DEED RECORDS, TRACT II: TRACT OR PARCEL OF LAND LOCATED AND SITUATED IN THE TOWN OF CORVELL CITY, TEXAS, IN CORVELL COUNTY, AND OUT OF THE DAVID PINKERTON 160 ACRE SURVEY, AND ON THE NORTH SIDE OF THE PUBLIC SQUARE OF THE SAID TOWN OF CORVELL CITY, TEXAS, AFORESAID AND SAID LOT OR TRACT OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING ABOUT 62 1/2 FEET N 80 E FROM THE SW CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY MRS. JOE GATER KLINE ET AL TO PAUL KOERNER BY DEED DATED JANUARY 31, 1840 AND SHOWN OF RECORD IN VOL. 133, PAGE 589, DEED RECORDS OF CORVELL COUNTY, TEXAS, SAID SOUTHWEST CORNER BEING MARKED WITH AN IRON PIPE DRIVEN IN THE GROUND AT THE INTERSECTION OF THE EAST LINE OF A STREET AND THE NORTH LINE OF THE PUBLIC SQUARE; AND SAID BEGINNING CORNER OF THIS LOT IS MARKED BY AN IRON PIPE STAKE DRIVEN IN THE GROUND IN THE NORTH LINE OF THE PUBLIC SQUARE, WHICH IRON PIPE IS ABOUT THREE (3) FEET FROM THE SW CORNER OF WHAT WAS KNOWN AS THE G.W. LEE DRUG STORE BUILDING AS IT STOOD ON THE GROUND ON MARCH 13, 1833; THENCE N 60 FEET FOR A CORNER; THENCE EAST 20 FEET A CORNER; THENCE WEST AND WITH THE NORTH LINE OF SAID PUBLIC SQUARE, 20 FEET TO THE PLACE OF BEGINNING BEING A LOT FACING 20 FEET ON THE NORTH SIDE OF THE PUBLIC SQUARE AND RUNNING BACK 60 FEET, BEING THE SAME LAND DESCRIBED IN DEED FROM WILLIAM SPROSS ET AL TO BELLAH FAY GALLOWAY, SHOWN RECORDED IN VOL. 161, PAGE 441 DEED RECORDS, CORVELL COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED BY WILLIAM SADLER TO JOE A. TUBBS AND WIFE E. TUBBS, BY DEED DATED JUNE 25, 1838 AND SHOWN OF RECORD IN VOL. 215 PAGES 484-485, DEED RECORDS, CORVELL COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED IN VOL. 285 PAGE 178 CORVELL COUNTY DEED RECORDS. TRACT III: ALL THOSE CERTAIN TRACTS OR PARCELS OF LAND LOCATED AND SITUATED IN THE TOWN OF CORVELL CITY, TEXAS IN CORVELL COUNTY, OUT OF THE DAVID PINKERTON 160 ACRE SURVEY AND ON THE NORTH SIDE OF THE PUBLIC SQUARE IN THE SAID TOWN OF CORVELL CITY, TEXAS AFORESAID AND DESCRIBED IN TWO TRACTS AS FOLLOWS: FIRST TRACT: BEGINNING AT THE NW CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO PAUL KOERNER BY MRS. JOE GATER KLINE, A WIDOW, ET AL. BY DEED DATED JANUARY 31, 1840, SHOWN OF RECORD IN VOL. 133, PAGES 589-597 DEED RECORDS OF CORVELL COUNTY, TEXAS, THE SAME BEING THE SW CORNER OF WHAT IS CALLED CORVELL CITY CEN. LOT; THENCE S 30 E 100 FEET A CORNER; WHICH CORNER IS THE NW CORNER OF THE PUBLIC SQUARE IN CORVELL CITY AND MARKED BY THE INTERSECTION OF A STREET AND SAID PUBLIC SQUARE; THENCE WEST 4 1/2 FEET FOR

Tract D# 106939

110159/763

Vertical line of text on the left side of the page.

Vertical line of text on the right side of the page.

Handwritten text: 101939 - 01274

Main body of text, appearing as a dense block of characters, possibly a scan of a document page.

101939

1-28 1949 - 101939

Vertical text on the left side of the bottom section.

Vertical text in the middle of the bottom section.

Vertical text on the right side of the bottom section.