

Notice of Trustee's Sale

Date: September 13, 2021

Trustee: Mary Margaret Croft

Trustee's Address: 7901 Fish Pond Rd., Ste. 210
Waco, McLennan County, Texas 76710

Mortgagee: Thurman Self

Note: Dated June 30, 2020 from Tony McBride, in the original principal amount of \$80,000.00, payable to Thurman Self.

Deed of Trust

Date: June 30, 2020

Grantor: Tony McBride

Original Trustee: Mary Margaret Croft

Mortgagee: Thurman Self

Recording information: Deed of Trust dated June 30, 2020, recorded as Instrument #2020021555 of the Official Public Records of McLennan County, Texas.

Property: Being a 7.92 acre tract out of the William Dease Survey, Abstract 290, McLennan County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

County: McLennan

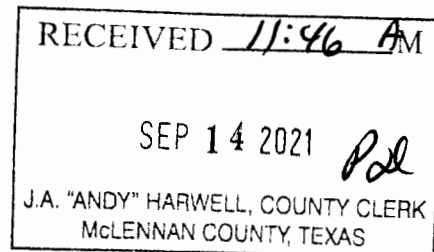
Trustee's Name: Mary Margaret Croft

Date of Sale: October 5, 2021

Time of Sale: 1:00 P.M.

Place of Sale: McLennan County Courthouse Steps, 501 Washington, Waco, Texas (South side of Courthouse facing Washington).

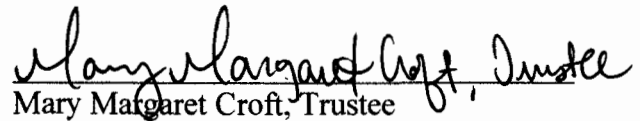
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A

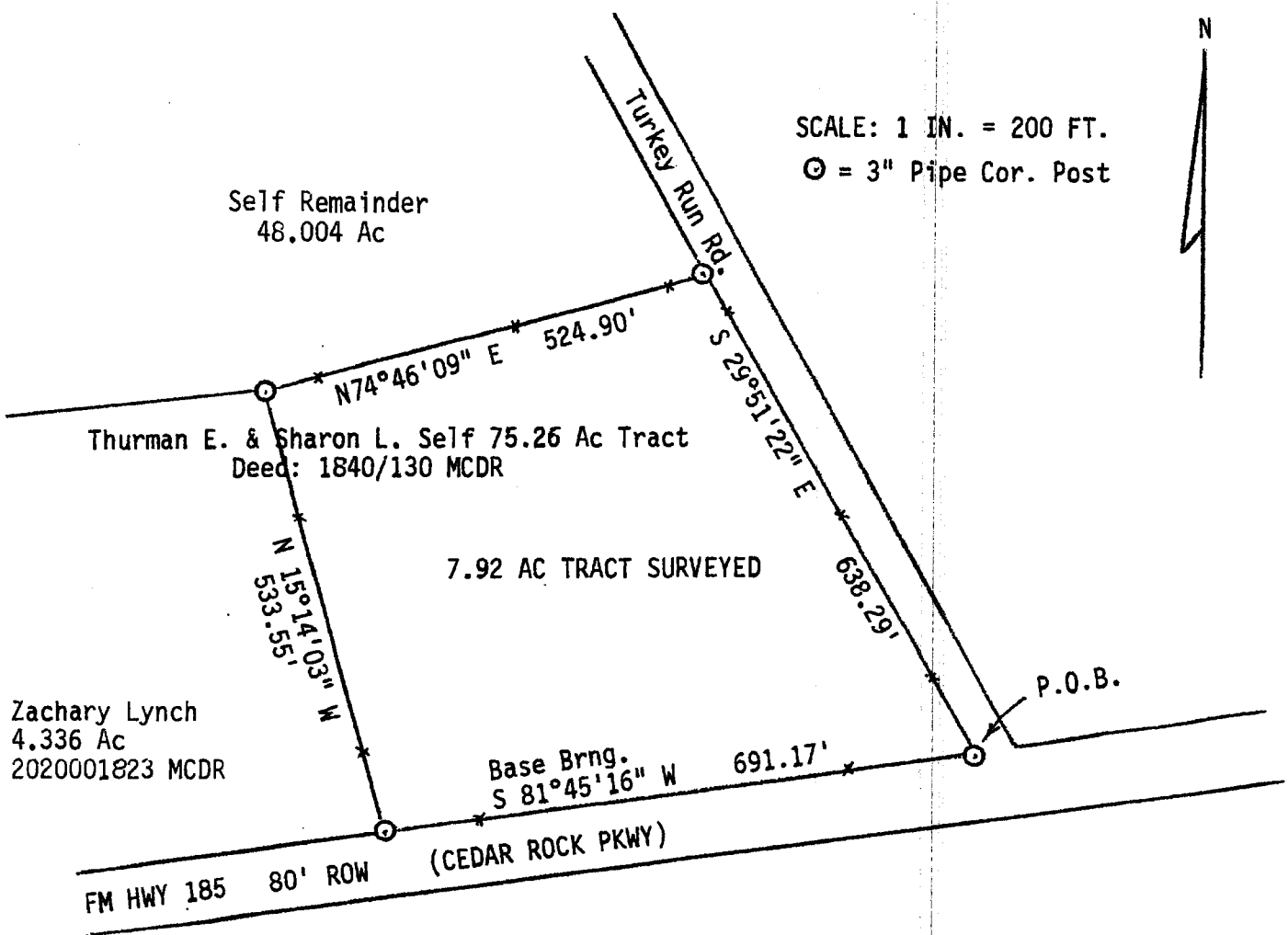


MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Mortgagee has appointed Mary Margaret Croft as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The sale will begin at the Time of Sale or not later than three hours thereafter.


Mary Margaret Croft, Trustee

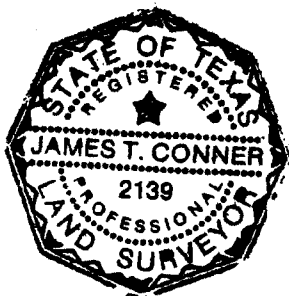


PLAT SHOWING SURVEY OF A 7.92 AC TRACT OF LAND IN THE WILLIAM DEASE SURVEY, A-290, IN MCLENNAN COUNTY, TEXAS, LOCATED ABOUT 2.5 MILES S 62° W OF THE TOWN OF CRAWFORD, TEXAS AT 11942 CEDAR ROCK PARKWAY (FM HWY 185), CRAWFORD, TX 76638 AND BEING OUT OF AND A PART OF THAT 75.26 AC TRACT DESCRIBED IN A DEED DATED MAY 5, 1995 TO THURMAN AND SHARON SELF, DEED RECORDED IN VOLUME 1840, PAGE 130 OF THE MCLENNAN COUNTY DEED RECORDS

Surveyed: March 18, 2020

James T. Conner

3-19-20



James T. Conner, R.P.L.S., Texas No. 2139
 804 FM 217
 Valley Mills, TX 76689
 Phone: (254) 932-6268

FIELD NOTES: 7.92 ACRE TRACT

BEING a 7.92 ac tract of land in the William Dease Survey, A-290, of McLennan County, Texas, located about 2.5 miles S 62° W of the town of Crawford, Texas, and being out of and a part of that certain tract described as being 75.26 ac in a deed dated May 5, 1995 from Billy G. Weiss and Larry W. Weiss to Thurman E. Self and wife, Sharon L. Self, deed recorded in Volume 1840, Page 130, McLennan County Deed Records. Said 7.92 ac tract being further described by metes and bounds as follows:

BEGINNING at a 3 inch pipe corner post taken to be at the intersection of the N. line of FM HWY 185 (Cedar Rock Parkway) and the W. line of TURKEY RUN ROAD, and also being at the most easterly corner of said 75.26 ac tract, for the most easterly corner of this;

THENCE S 81°45'16" W 691.17 ft generally along a fence line taken to run along the N. line of said HWY, being also the S. boundary of said 75.26 ac tract, to a 3 inch pipe corner post for the S.W. corner of this;

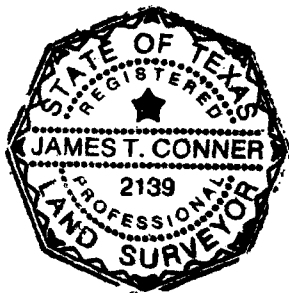
THENCE N 15°14'03" W 533.55 ft generally along a fence line to a 3 inch pipe corner post for the N.W. corner of this;

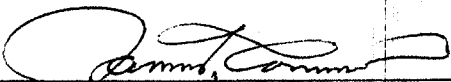
THENCE N 74°46'09" E 524.90 ft generally along a fence line to a 3 inch pipe corner post found and taken to be in the W. line of TURKEY RUN ROAD, being also the easterly boundary of said 75.26 ac tract, for the N.E. corner of this;

THENCE S 29°51'22" E 638.29 ft generally along a fence line taken to be along the W. line of TURKEY RUN ROAD, also being the easterly boundary of said 75.26 ac tract, to the place of beginning and containing 7.92 acres of land more or less.

The above bearings are based on the S. line of said 75.26 ac tract as bearing S 81°45'16" W as described in the above referenced deed for that tract.

I, James T. Conner, Registered Professional Land Surveyor, do hereby state that the foregoing described survey was performed by me on the ground on March 18, 2020 and is true and correct to the best of my knowledge and belief.



 3-19-20

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