

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **July 01, 2020**, **Alexander Rankin McMillon** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Clifford D. Harmon, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$383,500.00**, payable to the order of Jet Lending, LLC, which Deed of Trust is recorded **under Clerk's File No. 2020082361** in the **Real Property Records of Williamson County, Texas**, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

TRACT 1:

19.3052 acres of land, more or less, out of the John Hamilton Survey, Abstract No. 282, in Williamson County, Texas and being the same land conveyed to Alexander Rankin McMillon in General Warranty Deed recorded in Document No. 2013113652, Official Public Records, Williamson County, Texas. Said 19.3052 acres of land being more particularly described by metes and bounds as follows:

FIELD NOTES FOR A 19.3052 ACRES TRACT OUT OF THE JOHN HAMILTON SURVEY ABSTRACT NO. 282 AND BEING THE SAME TRACT CONVEYED TO DAVID GILBRECH IN VOLUME 2385 PAGE 486 DEED RECORDS OF WILLIAMSON COUNTY, TEXAS SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a 1/2" pin set in the South line of a 146.48 acre tract conveyed to Robert Williamson in Volume 873 Page 349 and at the Northwest corner of a 40.00 acre tract conveyed to Jay Willman in Volume 1327 Page 285 and in the North line of a 50' access easement granted in Volume 859 Page 887 all of the Williamson County, Texas Deed Records and at the Northeast corner of the herein described tract for the POINT OF BEGINNING.

THENCE S 18deg 10' 14" E leaving the North line of said 146.48 acre tract and with the West line, of said 40.0 acre tract 50.00 feet to a fence post at an inside ell corner of said 40.0 acre tract,

THENCE S 71deg 09' 18" W continuing with the common line of said 40.0 said tract and the herein described tract 49.73 feet to a fence corner for an inside ell corner of the herein described tract,

THENCES S 18deg 52' 00" E at about 1039.5 feet passing the Common West corner of said 40.0 acre tract and a 30.19 acre tract conveyed to Ray Willman in Volume 1377 Page 220 Deed Records of Williamson County Texas in all a distance of 1450.30 feet to a fence corner in the North line of a 742.17 acre tract recorded in Volume 623 Page 429 and Volume 763 Page 898 Both of the Williamson County, Texas Deed Records also being the Southwest corner of said 30.19 acre tract and the Southeast corner of the herein described tract,

THENCE S 71 deg 06' 04" W with the North line of said 742.17 acre tract and the South line of the herein described tract 612.74 feet to a 5/9" pin found at the Southeast corner of a 15.00 acre tract conveyed to James Hutchinson in Volume 2248 Page 521 Deed Records of Williamson County, Texas and for the Southwest corner of the herein described tract,

THENCE N 14deg 44' 52" W with the East line of said 15.00 acre tract and the West line of this tract 1504.99 feet to a 1/2" pin set at the Northeast corner of said 15.00 acre tract and the Northwest corner of the herein described tract and in the North Line of said 50' access easement,

THENCE N 71deg 11' 00" E with the North line of said 50' access easement 554.98 feet to the POINT OF BEGINNING and containing 19.3052 acres, more or less. .

FILED FOR RECORD

SEP 14 2021

Nancy E. Rector
County Clerk, Williamson Co. TX

TRACT 2:

Non-exclusive easements for ingress and egress as described in instruments recorded in Volume 597, Page 359, Volume 597, Page 382 and Volume 597, Page 362, Deed Records, Williamson County, Texas, as further evidenced in Deed Conveying Easements recorded in Volume 859, Page 587, Deed Records, Williamson County, Texas, commonly known as 1501 Beaver Lane, Florence, Texas, 76527; and

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 **Angela Zavala, Richard Zavala, Jr., Michelle Jones, Sharlet Watts, Clifford D. Harmon, Shana Murphy and Turrie Silva** or any one 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 Jet Lending, LLC, the legal holder of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

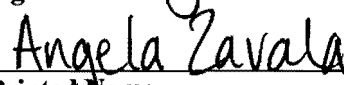
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, October 05, 2021**, being the first Tuesday of such month, at the county courthouse of **Williamson County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Williamson County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **10:00 a.m.**, or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said **TUESDAY, October 05, 2021**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of September 14, 2021.



Signature

_____, Substitute Trustee
Printed Name

Matter No. 1524

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.