

2022 MAR -9 P 4: 04

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

SHELLEY COSTON  
BELL COUNTY CLERK

**Date:** March 9, 2022

**Trustee:** JAMES R. SECREST

**Lender:** ANDRESS & THREE, LLC, a Texas limited liability company

**Note:** Real Estate Lien Note dated June 6, 2018, in the amount of \$44,650.00.

**Deed of Trust**

**Date:** June 6, 2018

**Grantor:** Melissa Hejl, a single person; and Susan Jecmenek, a single person

**Beneficiary:** Future ELAB, LLC

**Recording information:** Document No. 2018-000023390, Official Public Records of Bell County, Texas

\*The above described Deed of Trust was transferred to ANDRESS & THREE, LLC, a Texas limited liability company, on May 30, 2021, via a Transfer of Note and Lien which was recorded at document number 2021038197

**Property:** Being 0.15 acres, more or less, out of Lot Number One (1), Block "D," of G. T. THOMAS ADDITION in the City of Rogers, Bell County, Texas, according to the map or plat of record in Volume 208, Page 513, Plat Records of Bell County, Texas, more particularly described by metes and bounds on Exhibit "A" consisting of 1 page attached hereto and made a part hereof for all purpose.

**Trustee's Name:** JAMES R. SECREST  
3600 Birdcreek Plaza  
Temple, Bell County, Texas 76502

**Date of Sale (first Tuesday of month):** April 5, 2022

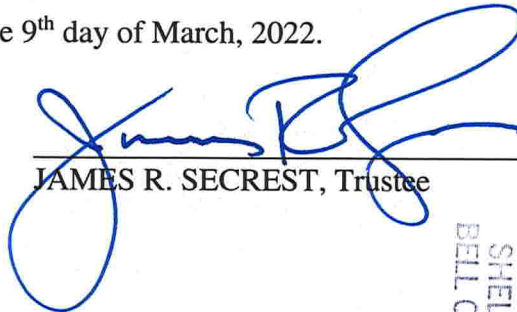
**Time of Sale:** Sale will begin no earlier than 10:00 a.m. and will conclude no later than 4:00 p.m.

**Place of Sale:** At the Bell County Clerk's Alcove to the east of the main entrance of the Bell County Justice Complex, 1201 Huey Drive, Belton, Texas, 76513, unless the Commissioners Court designates another area where sales may take place after the filing of this Notice.

JAMES R. SECREST is Trustee, appointed by the Lender of the Deed of Trust. Because of a default by Grantor of the Real Estate Lien Note ("Note") described above, Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. This sale will be made to satisfy the debt evidenced by the Note dated June 6, 2018, in the original principal sum of \$44,650.00, executed by FUTURE ELAB, LLC, on June 6, 2018 and transferred to ANDRESS & THREE, LLC, a Texas limited liability company, on May 30, 2021, via a Transfer of Note and Lien which was recorded at document number 2021038197.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than six hours thereafter.

EXECUTED effective as of this the 9<sup>th</sup> day of March, 2022.

  
JAMES R. SECREST, Trustee

STATE OF TEXAS

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§  
§

COUNTY OF BELL

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SHELLEY COSTON  
BELL COUNTY CLERK

BEFORE ME, the undersigned authority, on this day personally appeared, JAMES R. SECREST, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th day of March, 2022.



  
Notary Public, State of Texas





**METES AND BOUNDS DESCRIPTION**  
Surveyed for: Address & Three, LLC

**0.15 ACRE TRACT**  
**G.T. Thomas Addition**  
**City of Rogers, Texas**

Being a 0.15 acre tract of land out of G.T. Thomas Addition to the City of Rogers, Texas recorded in Volume 208, Page 513 of the Deed Records of Bell County, Texas, and being out of and a part of Lot 1, Block D of said addition described to Address & Three, LLC, recorded in Document Number 201600006877 of the Official Public Records of Real Property of Bell County, Texas, said 0.15 acres being more particularly described by metes and bounds as follows;

**BEGINNING** at a 1/2 inch iron rod with yellow cap set at the northeast corner of said Lot 1, same being the northwest corner of Lot 2, located on the south line of E. Bell Avenue for the northeast corner of this;

**THENCE** departing said street along the east line of said Lot 1, S 37°56'13" W a distance of 126.23 feet to a 1/2 inch iron rod with yellow cap set at the southeast corner of said Lot 1, same being the southwest corner of said Lot 2, located on the north line of an alley, for the southeast corner of this;

**THENCE** along the south line of said Lot 1, common boundary with said alley, N 50°27'00" W a distance of 52.94 feet to a 1/2 inch iron rod with yellow cap set for the southwest corner of this;

**THENCE** crossing said Lot 1, N 38°22'20" E a distance of 125.95 feet to a 1/2 inch iron rod with yellow cap set on the north line of said Lot 1, located on the south line of said E. Bell Avenue for the northwest corner of this;

**THENCE** along the north line of said Lot 1, common boundary with said E. Bell Avenue S 50°43'28" E a distance of 51.98 feet to the **POINT OF BEGINNING**, in all containing **0.15** acres of land.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

April 8, 2016

Tyler Tumlinson  
RPLS No. 6410  
Firm #10193858

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