

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DATE: September<sup>29</sup> 2022

**DEED OF TRUST:**

Date: October 1, 2021

Grantor: **AUTUMN HALL**

Grantor's County: Erath

Beneficiary: NEW TERRITORY INVESTMENTS, LTD.

Trustee: ROBERT E. BLACK

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, ANDREW MILLS-MIDDLEBROOK, BARBARA DAVIS, ED HENDERSON, LOUIS STARZEL, DANA GOPFFARTH, GUY WIGGS, DONNA STOCKMAN, BRENDA WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, BRANDY BACON

Substitute Trustee's Address:

ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, ANDREW MILLS-MIDDLEBROOK, BARBARA DAVIS, ED HENDERSON, LOUIS STARZEL, DANA GOPFFARTH, GUY WIGGS, DONNA STOCKMAN, BRENDA WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, BRANDY BACON  
2499 S. Capital of Texas Hwy, Ste. A-205  
Austin, Travis County, Texas 78746  
(512) 477-1964

Recorded in: Document No. 2021-08063, Real Property Records, Erath County, Texas

**PROPERTY:**

Being 10.31 acres, more or less, out of the J. Garrett Survey, Abstract No. 311, Erath County, Texas, being called Tract 4, and being the same property described in Deed of Trust Recorded under Document No. 2021-08063, and being further described on the attached Exhibit A.

**POSTED**  
1:56 A.M. \_\_\_\_\_ P.M.  
**SEP 30 2022**  
GWINDA JONES, COUNTY CLERK  
ERATH COUNTY, TEXAS  
By \_\_\_\_\_ *CW* Deputy

**NOTE SECURED BY DEED OF TRUST:**

**Date:** October 1, 2021

**Original Principal Amount:** \$124,173.00

**Holder:** NEW TERRITORY INVESTMENTS, LTD.

**DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.):** 1st day of November, 2022.

**PLACE OF SALE OF PROPERTY (including county):**

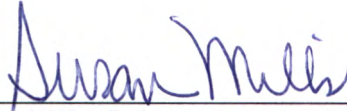
County Courthouse of Erath County, Stephenville, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

**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 services to the sender of this notice immediately.**



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JIM MILLS, SUSAN MILLS, BARBARA DAVIS, ED  
HENDERSON, LOUIS STARZEL, DANA GOPFFARTH, GUY  
WIGGS, DONNA STOCKMAN, BRENDA WIGGS, DAVID  
STOCKMAN, MICHELLE SCHWARTZ, KATHY  
ARRINGTON, JANET PINDER, BRANDY BACON, ANDREW  
MILLS-MIDDLEBROOK  
2499 S. Capital of Texas Hwy., Ste A-205  
Austin, Texas 78746  
(512) 477-1964

Exhibit A

FIELD NOTES  
JOB NO. 201201-4

**TRACT 4 – 10.31 ACRES**

BEING 10.31 acres of land out of the J. Garrett Survey, Abstract No. 311, Erath County, Texas, and being a part of that tract described in a Warranty Deed with Vendor's Lien to New Territory Investments, Ltd. dated December 21, 2020 and recorded as Document No. 2020-08171 of the Official Public Records of Erath County and described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the southeasterly line of U.S Highway 67 and the northwesterly line of said New Territory Investments, Ltd. tract for the northeast corner of this tra, from which a 3/8" iron pin with a yellow plastic cap inscribed "RPLS 5531" found for the northeast corner of said New Territory Investments, Ltd. tract bears N 53°29'54" E 1606.04 feet;

THENCE: S 71° 26' 42" E 1236.99 feet into said New Territory Investments, Ltd. tract to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set for the northeast corner of this tract, from which a 3/8" iron pin with a yellow plastic cap inscribed "RPLS 5531" found for the southeast corner of said New Territory Investments, Ltd. tract bears S 53°32'18" E 1961.07 feet;

THENCE: S 05° 19' 41" E 455.26 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set for the southeast corner of this tract, from which a rr spike found in County Road 516 for the most westerly southwest corner of said New Territory Investments, Ltd. tract bears 55°58'28" W 1882.87 feet;

THENCE: with the south line of this tract the following courses and distances:

1. N 52° 11' 31" W 448.68 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set,
2. N 78° 28' 03" W 801.27 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set,
3. N 66° 36' 47" W 305.63 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the southeasterly line of U.S. Highway 67 and being the southwest corner of this tract;

THENCE: N 35° 14' 25" E 355.52 feet to the Point of Beginning.

Bearings based on Texas State Plane Coordinate System, North Central Zone NAD 83.



\_\_\_\_\_, January 15, 2021  
Clyde C. Castleberry, Jr.  
Registered Professional Land Surveyor No. 4835

Triple C Surveying Co.  
PO Box 544  
Lampasas, Texas 76550  
www.triplecsurveying.com  
Firm No. 10193916