

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date: May 7, 2019

Deed of Trust

Date: December 1, 2014

Grantor: Tommy Rodell and wife, Janice Rodell

Grantor's County: Leon County, Texas

Beneficiary: Citizens State Bank Buffalo, Texas

Trustee: Hue L. Hills, Jr.

Substitute Trustee: Michael W. McDonald

Substitute Trustee's Address: P.O. Box 257, Hillsboro, TX 76645

Recording Information: Recorded in Volume 1619, Page 590, Leon County Official Public Records

**FILED**

3:53 PM

MAY - 8 2019

CHRISTIE WAKEFIELD  
CLERK COUNTY COURT  
BY *[Signature]*  
LEON COUNTY, TEXAS

Property:

All that certain lot, tract or parcel of land being 20.518 acres, J. M. Boone Survey, A-63, Leon County, Texas, more particularly described in Exhibit A attached hereto and made a part hereof for all purposes.

Note

Date: December 1, 2014

Amount: \$300,000.00

Debtor: Tommy Rodell and wife, Janice Rodell

Holder: Citizens State Bank Buffalo

Date of Sale of Property: June 4, 2019

Earliest Time of Day at which Sale will Occur: 10:00 a.m.

Place of Sale of Property (including county): The south door of the District Court Building of Leon County, Centerville, Leon County, Texas.

Because of default in performance of the obligations of the Deed of Trust, the Substitute Trustee will sell the property "as is" by public auction to the highest bidder for cash at the place and date specified. The net proceeds of the sale shall be applied to the balance owed on the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

**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.**

*[Signature of Michael W. McDonald]*

Michael W. McDonald, Substitute Trustee

20.518 ACRES

These notes describe that certain tract of land situated in the JAMES M. BOONE SURVEY, ABSTRACT NO. 63, located in Leon County, Texas; subject tract being a part of and out of a called "266.94 Acres" (residue) conveyed in a Warranty Deed from William L. Holleman, et ux to Lyndall Leathers, et al dated 9-6-1966 and recorded in volume 340, page 695 of the Deed Records of Leon County (DRLC), being further described in a Last Will and Testament from Kate Gresham Floyd to Lyndall Leathers dated 12-12-1969 and recorded in the Probate Records of Leon County, subject tract being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on March 10, 2005 and being more fully described as follows:

**BEGINNING** at a 1/2" Iron Rod (capped BLB 4249) set at the Northwest corner of subject tract in a line for the North line of said BOONE SURVEY, same being for the apparent South line of the BERNARD CARAHER SURVEY, A-171 in the East right-of-way line of U.S. Highway No. 75; a 10" cross-tie fence post fence corner bears North 80°00'00" West, 119.50 feet, a Texas Department of Transportation concrete monument bears North 74°54'56" West, 125.15 feet and an additional Texas Department of Transportation concrete monument at the end of a curve to the left bears North 46°43'55" West, 268.28 feet;

**THENCE** South 80°00'00" East (Bearing Basis), with a line for the North line of said "266.94 Acres, same being for the upper South line of a called "645 Acres" conveyed in a Warranty Deed from Don Payne, et al to BBI Payne dated 5-29-38 and recorded in volume 114, page 126, DRLC, and being further described in a Statutory Durable Power of Attorney from Willie Mae Payne to Anna Jane Rodell dated 01-20-1998 and recorded in volume 986, page 861 of the Official Records of Leon County, passing a 30" Red Oak fence corner at 11.88 feet, and continuing with said line along an old fence with new repairs, passing a 20" Elm fence corner (3 way) at 188.94 feet, thence departing said fence and continuing with said line an additional 1197.35 feet for a total distance of 1386.29 feet to a 1/2" Iron Rod (capped BLB 4249) set at the Northeast corner of subject tract on the West Bank of Mills Branch; marked a 6" Red Oak /X// bearing South 05°34'22" West, 10.38 feet and a 10" Water Oak /X// bearing North 25°34'07" West, 21.67 feet (both measured to center); a new fence corner at the occupied Northeast corner of said BOONE SURVEY bears South 75°47'52" East, 1384.46 feet;

**THENCE** South 14°03'39" West with the non-fenced East line of subject tract, a distance of 536.25 feet to a 1/2" Iron Rod (capped BLB 4249) set at the Southeast corner of subject tract on the West Bank of Mills Branch; marked a 10" Sweet Gum /X// bearing North 40°15'51" East, 19.07 feet and a 14" Water Oak /X// bearing South 77°22'36" West, 9.14 feet (both measured to center);

**THENCE** South 77°22'36" West with the non-fenced South line of subject tract, as cut and marked on the ground this date, a distance of 1069.90 feet to a 1/2" Iron Rod (capped BLB 4249) set at the Southwest corner of subject tract in the aforementioned East right-of-way line of U.S. Highway No. 75;

**THENCE** North 07°54'48" West with said East right-of-way line of U.S. Highway No. 75, being the West line of subject tract (right-of-way retaining a width of 100 feet, see volume 71, page 582, DRLC), a distance of 562.47 feet to a found Texas Department of Transportation concrete monument at the Point of Curvature of said curve to the left; the P.I. of the center of a culvert with the center of said U.S. 75 bears North 37°47'42" West, 112.08 feet;

**THENCE** continuing with said East right-of-way line, same being a curve to the left, having the following characteristics:

Central angle:	13°14'41"
Radius:	1960.88 feet
Chord Bearing:	North 14°32'09" West
Chord Length:	452.09 feet and
Arc Length:	453.10 feet to the PLACE OF

**BEGINNING**, containing according to the dimensions herein stated, an area of 20.518 Acres.