

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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**DATE:** December 13, 2013

**DEED OF TRUST:**      **Date:** May 26, 2000  
                                 **Grantor:** Duke Pendergraft and wife  
   Mabelle Pendergraft  
                                 **Beneficiary:** Weyman Brown and wife Vicki Brown  
                                 **Trustee:** Darrell Carey  
                                 **Substitute Trustee:** Nick Arrott  
                                 **Recorded in:** Volume 138, page 793 of the Official  
   Public Records of Jones County, Texas

**PROPERTY:**      **Tract 1:** Being the North 60 acres of the NE ¼ of Section 2, Block 15, T&P RR Co. Survey, Jones County, Texas, and being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes.  
**Tract 2:** Being 29.64 acres in the NE corner of the NW ¼ of Section 2, Block 15, T&P RR Co. Lands in Jones County, Texas, and being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes.  
*[Commonly known as 5127 CR 319, Abilene, Texas, 79601.]*

**SUBJECT TO** all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and valid reservations of oil, gas and other mineral interests, if any, and all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust.

**DATE AND TIME OF SALE:**      Between the hours of 10:00 A.M. and 4:00 P.M. on the 7th day of January, 2014. The sale shall commence at a time no earlier than 1:00 P.M. or within three hours thereafter.

**PLACE OF SALE:**      The South hall entrance on the first floor of the Jones County Courthouse, located at 12<sup>th</sup> Street and Commercial Avenue in Anson, Texas, or at such other place as designated by the Jones County Commissioner's Court.

**Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property described in the Deed of Trust 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.**

POSTED NOTICE  
DATE 12/16/13 TIME 8 AM  
Bella Jennings  
JONES COUNTY CLERK, JONES CO., TX.

Nick Arrott  
Nick Arrott, Substitute Trustee *ks*  
104 Pine Street, Ste 712  
Abilene, TX 79601  
Tel. 214.683.6154

EXHIBIT A

**TRACT 1:** Being the North 60.0 acres of the NE 1/4 of Section 2, Blk. 15 T&P RR. Co. Surveys, Jones County, Texas and being more particularly described as follows:

Beginning at a buried stone set for the NE corner of said NE 1/4 of Sec. 2, Blk. 15;

Thence S6 °09'W 1421.3' along the EBL of said NE 1/4 to a point in a N-S County Road;

Thence West at 35' pass a ½" iron pin and continuing on for a total distance of 1847.2' to a 3/8" iron pin set in the WBL of said NE 1/4;

Thence N6 °09' E 1421.3' to a buried stone, the NW corner of said NE 1/4 of Section 2, Blk. 15;

Thence East 1847.2' along the NBL of said NE 1/4 Section 2, Blk. 15 to the place of beginning and containing 60.0 acres more or less;

**TRACT 2:** Being 29.64 acres in the NE corner of the NW 1/4th of Section 2, Block 15, T. & P. RR Company lands, in Jones County, Texas situated on the waters of the Clear Fork of the Brazos River, about 15 miles S. 75 ° E. from Anson, the County Seat, and being further described as follows:

BEGINNING at a planted stone and iron pipe at the NW corner of the NE 1/4 of Section 2, Block 15, T & P RR Company lands, and being in the T & P Reservation Line and in the South Line of the J. M. Polk Survey No. 1, for the NE corner of this tract;

THENCE South with the West Line of the NE 1/4 of Section 2, a distance of 402.5 varas to an iron pipe at the lower NE corner of a 108.192 acre tract, for the SE corner of this tract;

THENCE S. 83 ° 10' W. with fence along the North Line of said 108.192 acre tract, a distance of 413.6 varas to the iron pipe at an inner corner of said 108.192 acre tract, for the SW corner of this tract;

THENCE North, with the boundary Line of said 108.192 acre tract, a distance of 412.5 varas to the iron pipe in the T & P Reservation Line, being the North Line of Survey 2, Block 15, T & P RR Company lands and the South Line of C. & M. R.R. Company Survey 3, at the upper NE corner of said 108.92 acre tract, for the NW corner of this tract;

THENCE N. 84 ° 33' E. Along the T & P Reservation line and South Line of C & M RR Co. Section 3 and North Line of this Survey, a distance of 412.5 varas to the point of beginning.

30/8.15