

STATE OF TEXAS §
§ NOTICE OF SHERIFF'S SALE
COUNTY OF MCCULLOCH §

BY VIRTUE OF AN EXECUTION ISSUED THE 8TH DAY OF JUNE, 2018 OUT OF THE HONORABLE 452ND JUDICIAL DISTRICT COURT OF MCCULLOCH COUNTY, TEXAS, ON A JUDGMENT RENDERED IN SAID COURT ON THE 30TH DAY OF MAY, 2019, IN FAVOR OF JOHN WAYNE WARREN AND AGAINST VIRGINIA C. WARREN, INDIVIDUALLY, AND AS GUARDIAN OF THE PERSON AND ESTATE OF JOHN WALTER WARREN IN THE CASE OF CAUSE NUMBER 20177207 IN SAID COURT, I DID ON THE 6TH DAY OF MARCH, 2019, AT 10:00 O'CLOCK A.M., LEVY UPON THE FOLLOWING DESCRIBED TRACTS OR PARCELS OF LAND IN THE COUNTY OF MCCULLOCH, ET AL TO WIT: 1852 FM 2315, ROCHELLE, TEXAS 76872 DESCRIBED AS FOLLOWS:

*A LIFE ESTATE IN AND TO THE FOLLOWING DESCRIBED PROPERTY IN THE ATTACHED EXHIBIT A.

AND ON THE 2ND DAY OF APRIL, 2019, BEING THE FIRST TUESDAY OF SAID MONTH BETWEEN THE HOURS OF 10:00 AM AND 4:00 PM ON SAID DAY, AT THE MCCULLOCH COUNTY COURTHOUSE DOOR, I WILL OFFER FOR SALE AND SELL AT PUBLIC AUCTION, FOR CASH, ALL THE RIGHT, TITLE, AND INTEREST OF THE ABOVE NAMED DEFENDANT(S), IN AND TO SAID ABOVE DESCRIBED PROPERTY.

I DO HEREBY VERIFY THAT TRUE AND CORRECT COPIES OF THE FOREGOING NOTICE OF SALE OF REAL ESTATE HAVE BEEN DELIVERED BY UNITED STATES CERTIFIED MAIL, RETURN RECEIPT REQUESTED, AND BY REGULAR MAIL, TO THE DEFENDANT NAMED IN THE ABOVE NUMBERED AND STYLED CAUSE.

WITNESS MY HAND THIS 6 DAY OF MARCH, 2019.

POSTED

MAR 6 2019

Christine A. Jones
McCulloch County Clerk



JOHN DAGEN
MCCULLOCH COUNTY SHERIFF

EXHIBIT A

Tract 1: Being 105 acres, more or less, all that part of Adams, Beaty & Moulton Survey No. 1, Abstract No. 22, Certificate No. 1140, patented to Samuel Keithly by Patent No. 284, Volume 26, McCulloch County, Texas lying East of the F.W. & R.R. Co. right of way and being the same land conveyed by the McCulloch County Land and Cattle Company to J.A. Cottle by Deed dated December 10, 1904, recorded in Volume 7, Page 360, Deed Records, McCulloch County, Texas, and described by metes and bounds as follows:

Beginning at a stake and mound set for the Southwest corner of Gottlieb Meyer Survey No. 864, the Northwest corner of P.S. Stark Survey No. 266, the Northeast corner of J. Cholenzenski Survey No. 792, the Southeast corner of said Survey No. 1 and the Southeast corner of this tract, from which a P.O. 18" bears South 80° East 22 $\frac{3}{5}$ varas, Do. 16" bears South 60 $\frac{3}{4}$ East 19 $\frac{3}{5}$ varas;

Thence North 1916 varas, at 957 varas passing the Southwest corner of said Survey No. 863, the Southwest corner of Survey No. 269, H. & T.C. R.R Co., the Southeast corner of Survey No. 795, F. Hirsch, the Northeast corner of this tract from which a L.O. 14" bears North 66 $\frac{3}{4}$ ° West and 18 varas;

Thence West 102 varas to stake and mound in East of the F.W. & R.G. R.R. Co. right of way for the Northwest corner of this survey from which a L.O. 12" bears South 21° East 17 varas, Do. 12" bears North 75 $\frac{1}{2}$ ° East 25 $\frac{1}{2}$ varas;

Thence with said right of way East line as follows: South 24° West 228 varas, South 60° East 18 varas, South 24° West 430 varas, South 18 $\frac{1}{4}$ ° West 212 varas, South 9 $\frac{1}{4}$ ° West 151 varas, South 3 $\frac{1}{4}$ ° West 163 varas, South 4° 25' East 171 varas, South 12 $\frac{3}{4}$ ° East 234 varas, South 20° East 416 varas to a stake and mound for the Southwest corner of this tract, from which a P.O. 16" bears North 43° West 15 $\frac{1}{5}$ varas;

Thence East 258 varas to the place of beginning.

Tract 2: Being 40.17 acres of land, more or less, out of Gottlieb Meyer Survey No. 864, Abstract No. 1011, in McCulloch County, Texas and being off the West side of that certain tract described as 70 acres in a conveyance from Veterans Land Board of Texas to Billy G. Holcomb of record in Volume 182, Page 151, Deed Records, McCulloch County, Texas;

Beginning at a fence corner and steel stake found for the Southwest corner of said 70 acre tract;

Thence North 00° 01' West, with the fence on the West line of same, 2655.7 feet to fence corner and steel stake in the South line of a public road for the Northwest corner hereof;

Thence North 89° 59' East, with the fence on the South line of said road 659.2 feet to a steel stake set therein for the Northeast corner hereof;

Thence South 00° 00' 30" East, 2655.2 feet to a steel stake set in the fence on the South line of Survey No. 864;

Thence South 89° 56' West, with the fence 658.8 feet to the place of beginning.

POSTED

MAR 6 2019

Christine A. Jones
McCulloch County Clerk