

**NOTICE OF TRUSTEE'S SALE**

Date: January 8, 2024

Trustee: Kyle Crabtree

Trustee's Address: Post Office Box 105, 2002 Main Street, Junction, Texas 76849

Mortgagee: First State Bank

Mortgagee's Address: Post Office Box 105, 2002 Main Street, Junction, Texas 76849

Note:

Date: October 13, 2017

Original principal amount: \$285,000.00

Borrower (Maker): Reginald Lee Nalley

Lender (Payee): First State Bank

Deed of Trust:

Date: October 13, 2017

Grantor: Reginald Lee Nalley

Mortgagee: First State Bank

Recording information: Volume 87, Page 742 of the Official Public Records of Kimble County, Texas

Property: All of Tract Twenty-Eight-B (28-B) containing 124.13 acres, more or less, per Replat for Tract No. Twenty-Six (26), Twenty-Seven (27) and Twenty-Eight (28), in the Big Draw Ranches, a Subdivision, in Kimble County, Texas, as shown on the plat thereof recorded in Volume 2, Pages 46-48 of the Plat Records of Kimble County, Texas.

SAVE AND EXCEPT OUT OF TRACT 28-B THE FOLLOWING 5.29 ACRES OF LAND: Being a 5.29 acre tract of land out of the Texas Western Narrow Gauge Railroad Company Survey No. 5, Abstract No. 672, Kimble County, Texas, and being a portion of Tract 28B, Big Draw Ranches, recorded in Volume 2, Page 46,

Filed Jan 8, 2024  
at 3:32 o'clock P.M.  
Karen E. Page, County Clerk, Kimble County, Texas

Plat Records of Kimble County, Texas, said 5.29 acre tract being more particularly described by metes and bounds as follows, with all bearings based on the Texas State Plane Coordinate System of 1983, Central Zone (4203);

COMMENCING at a found 1/2" iron rod at the northeast corner of Tract 28B and the southeast corner of Tract 28A, said point being in the west right-of-way line of Big Draw Drive (50' wide private road, Volume 2, Page 10, Plat Records of Kimble County, Texas), from which a found 1/2" iron rod capped "Guadalupe" at an angle in the east line of Tract 28A bears N 13°19'51" W, a distance of 109.70', and a found 1/2" iron rod capped "Guadalupe" at an angle in the east line of Tract 28B bears S 16°42'01" W, a distance of 375.27';

THENCE S 85°33'13" W (S 85°52'15" W, Record), departing the west right-of-way line of Big Draw Drive, with the north line of Tract 28B and the south line of Tract 28A, for a distance of 670.67' to a set 1/2" iron rod capped "MDS" for the POINT OF BEGINNING and east corner of the herein described tract, said point being in the north line of Tract 28B and the south line of Tract 28A;

THENCE departing the north line of Tract 28B and the south line of Tract 28A, with the southerly and westerly lines of the herein described tract, over and across Tract 28B, the following courses and distances:

S 81°16'33" W, for a distance of 272.91' to a 3" metal fence post for angle;

S 72°27'42" W, for a distance of 547.85' to a 3" metal fence post for angle;

N 83°09'26" W, for a distance of 15.95' to a 3" metal fence post for angle;

S 74°30'08" W, for a distance of 338.21' to a 3" metal fence post for the southwest corner of the herein described tract;

N 09°51'22" W, for a distance of 366.31' to a set 1/2" iron rod capped "MDS" for the northwest corner of the herein described tract, said point being in the north line of Tract 28B and the south line of Tract 28A;

THENCE with the northerly lines of the herein described tract, the northerly lines of Tract 28B and the southerly lines of Tract 28A, the following courses and distances:

N 70°00'29" E (N 70°19'43" E, Record), for a distance of 446.88' to a found 1/2" iron rod for the north corner of the herein described tract;

S 41°23'53" E (S 41°04'37" E, Record), for a distance of 348.22' (348.22', Record) to a found 1/2" iron rod capped "Voelkel" for angle;

N 85°33'13" E (N 85°52'15" E, Record), for a distance of 548.01' to the POINT OF BEGINNING, CONTAINING 5.29 acres of land, more or less, in Kimble County, Texas.

County: Kimble County, Texas

Date of Sale (first Tuesday of month): Tuesday, February 6, 2024

Time of Sale: 10:00 a.m.

Place of Sale: The steps of the west entrance of the Kimble County Courthouse and adjacent foyer, 501 Main Street, Junction, Texas, as designated by the Kimble County Commissioners Court, pursuant to Section 51.002 of the Texas Property Code

**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.**

Kyle Crabtree is the Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

  
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Kyle Crabtree, Trustee