

Posted
This 15th day of May, 2023
at 10:41am

NOTICE OF SUBSTITUE TRUSTEE SALE

Deed of Trust

Date: October 29, 2021

Grantor: Christopher Anthony Ybarra

Beneficiary: Albert Chavez d/b/a JC Custom Homes

Recorded in: Instrument No. 2021-02748 of the Official Public Records of Deaf Smith County, Texas

Property County: Deaf Smith County County, Texas

Legal Description: See Attached Exhibit "A" ,

Sale

Date of Sale: June 6, 2023

Earliest Time Sale will Begin: 1:00 p.m.

Place of Sale of the Property: The Hallway of the Second Floor of the Deaf Smith County Courthouse, 235 East 3rd Street, Hereford, Deaf Smith County, Texas 79045

The Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Dated this 15th day of April, 2023.



Samuel Brown Silverman
Substitute Trustee

EXHIBIT "A"
LEGAL DESCRIPTION

Tract 1:

A part of Block No. 28, Evants Addition to the Town of Hereford, Deaf Smith County, Texas, described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe set in the East line of said Block 28, 368.71 feet North of a 1 inch iron pipe set at the Southeast corner of said Block;

THENCE North with the East line of said Block, 100 feet to a point in the East line of said Block;

THENCE West parallel with the South line of said Block, at 208.71 feet the Northwest corner of this tract;

THENCE South parallel with the East line of said Block 28, 100 feet to a point in the Southwest corner of this tract;

THENCE East parallel with the South line of said Block, 208.71 feet to the PLACE OF BEGINNING.

Tract 2:

The North 50 feet of the South 368.71 feet of the East 1/2 of Block 28, Evants Addition to the Town of Hereford, Deaf Smith County, Texas.

SAVE AND EXCEPT THE FOLLOWING TWO TRACTS

Tract 1:

A 0.24 acres, more or less, being part of Block No. 28, Evants Addition to the Town of Hereford, Deaf Smith County, Texas, described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod with cap stamped "HBD" set in the East line of Block 28, 368.71 feet North of a 1 inch pipe found at the Southeast corner of said Block;

THENCE North, along the East line of Block 28, a distance of 50.00 feet to a 3/8 inch iron rod with cap stamped "HBD" found;

THENCE North 89 degrees 55 minutes 55 seconds West, at a distance of 200.00 feet pass a 3/8 inch iron rod with cap stamped "HBD" found, continue for a total distance of 208.71 feet to a point in the West line of Block 28;

THENCE South, along the West line of Block 28, a distance of 50.00 feet to a point;

THENCE South 89 degrees 55 minutes 55 seconds East, at a distance of 8.71 feet pass a 3/8 inch iron rod with cap stamped "HBD" found, continue for a total distance of 208.71 feet to the PLACE OF BEGINNING.

Tract 2:

A 0.24 acres being part of Block No. 28, Evants Addition to the Town of Hereford, Deaf Smith County, Texas, described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod with cap stamped "HBD" set in the East line of Block 28, 318.71 feet North of a 1 inch pipe found at the Southeast corner of said Block;

EXHIBIT "A"
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THENCE North, along the East line of Block 28, a distance of 50.00 feet to a 3/8 inch iron rod with cap stamped "HBD" found;

THENCE North 89 degrees 55 minutes 55 seconds West, at a distance of 200.00 feet pass a 3/8 inch iron rod with cap stamped "HBD" found, continue for a total distance of 208.71 feet to a point in the West line of Block 28;

THENCE South, along the West line of Block 28, a distance of 50.00 feet to a point;

THENCE South 89 degrees 55 minutes 55 seconds East, at a distance of 8.71 feet pass a 3/8 inch iron rod with cap stamped "HBD" found, continue for a total distance of 208.71 feet to the PLACE OF BEGINNING.