

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DATE: March 13, 2020

**DEED OF TRUST:**

Date: May 19, 2018

Grantor: B. CASEY DOWNARD and HANNAH REED

Beneficiary: COMMAND DECISIONS, INC.

Trustee: ROBERT BLACK

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, EMILY NORTHERN, CYNTHIA HUNT, STEPHANIE BURNETT, MARCIA ELLING, LOUIS STARZEL and ED HENDERSON, or any of them

Substitute Trustee's Address:

ROBERT E. BLACK ·  
2499 S. Capital of Texas Hwy, Ste. A-205  
Austin, Travis County, Texas 78746  
(512) 477-1964

JIM MILLS, SUSAN MILLS, EMILY  
NORTHERN, CYNTHIA HUNT, STEPHANIE BURNETT,  
MARCIA ELLING, LOUIS STARZEL and ED HENDERSON  
P.O. Box 9932  
Austin, Travis County, Texas 78766  
(512) 340-0331

Recorded in: Volume 537, Page 306, Document No. 20181133, Real Property Records,  
Hamilton County, Texas

**PROPERTY:**

Being called Tract 10 and being 10.10 acres out of the W. Gayle Survey, Abstract No. 305, in Hamilton County, Texas, being the same property described in Deed of Trust recorded in Document No. 20181133, Volume 537, Page 306, Real Property Records, Hamilton County, Texas, and being more particularly described on the attached Exhibit

“A”.

**NOTE SECURED BY DEED OF TRUST:**

**Date:** May 19, 2018

**Original Principal Amount:** \$55,428.00

**Holder:** COMMAND DECISIONS, INC.

**DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.):** 7<sup>th</sup> day of April, 2020.

**PLACE OF SALE OF PROPERTY (including county):**

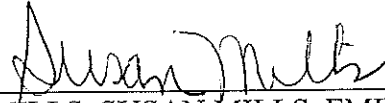
County Courthouse of Hamilton County, Hamilton, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 1:00 p.m., provided the sale must begin at such time or not later than three hours after that time.

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

**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 services to the sender of this notice immediately.**

A handwritten signature in cursive script that reads "Susan Mills". The signature is written in black ink and is positioned above a horizontal line.

JIM MILLS, SUSAN MILLS, EMILY  
NORTHERN, CYNTHIA HUNT,  
STEPHANIE BURNETT, MARCIA  
ELLING, LOUIS STARZEL and ED  
HENDERSON

P.O. Box 9932

Austin, Travis County, Texas 78766

(512) 340-0331

**HUDDLESTON SURVEYING & MAPPING, P.C.**

107 S. PAGE, P. O. BOX 39, COMANCHE, TEXAS 76442  
325-356-2267 OFFICE, 325-356-2903 FAX  
T.B.P.L.S. FIRM NUMBER 10033700  
shsurveyor@verizon.net

THE STATE OF TEXAS:  
THE COUNTY OF HAMILTON:

**10.10 ACRE TRACT TEN**

Being 10.10 acres of land, situated in Hamilton County, Texas, out of the W. GAYLE SURVEY, ABSTRACT NUMBER 305, and being out a 53.89 acre tract, that is described in a deed from Bobby W. Parker and Debra L. Parker, to Command Decisions, Inc., recorded in Volume 523 at Page 563, Deed Records of Hamilton County, Texas, and further described as follows;

**BEGINNING**, at a 1/4 inch iron rod set in the West line of Hamilton County Road Number 610, and being the Southwest corner of said 53.89 acre Command Decisions tract, and being the Northwest corner of a 53.89 acre tract of land that is described in a deed to Lawrence C. Caldwell, et ux, recorded in Volume 487 at Page 181, said Deed Records, for the Southwest corner of this tract;

**THENCE**, N 17° 23' 24" E 349.68 feet, with a fence, along the West line of Hamilton County Road Number 610, and the West line of said 53.89 acre Command Decisions tract, to a 1/4 inch iron rod set, for the Northwest corner of this tract;

**THENCE**, S 73° 36' 28" E 1260.64 feet, to a 1/4 inch iron rod set in the East line of said 53.89 acre Command Decisions tract, and the West line of a 53.89 acre tract of land that is described in a deed to Scott Jurk, recorded in Volume 494 at Page 559, for the Northeast corner of this tract;

**THENCE**, S 18° 08' 20" W 349.79 feet, with a fence, along the East line of said 53.89 acre Command Decisions tract and West line of said 53.89 acre Jurk tract, to a 3/8 inch iron rod found at the Southeast corner of said 53.89 acre Command Decisions tract, and the Northeast corner of said 53.89 acre Caldwell tract, for the Southeast corner of this tract;

**THENCE**, N 73° 36' 28" W 1256.07 feet, part way with a fence, along the South line of said 53.89 acre Command Decisions tract, and the North line of said 53.89 acre Caldwell tract, to the point of beginning and containing 10.10 acres of land, of which approximately 0.34 of an acre of land is in Hamilton County Road Number 610.

I, SCOTT HUDDLESTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing Field Notes and accompanying Plat, was prepared from an actual survey, made on the ground, on January 2 2018, from the Deed Records of Hamilton County, Texas, surveys of area properties, that the corners and boundaries with marks natural and artificial are just as were found on the ground.  
Bearings are based on True North as determined by GPS survey data (NAD 83).

WITNESS MY HAND AND SEAL THIS THE 5th DAY OF JANUARY, 2018

*Scott Huddleston*  
SCOTT HUDDLESTON

REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6334 of TEXAS

SCOTT HUDDLESTON

6334

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS

5/1/2018

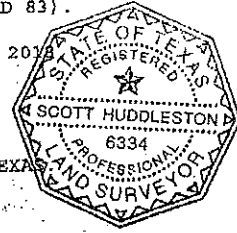


Exhibit A

# FILED and RECORDED

Instrument Number: 20200497 B: RP V: 560 P: 197

Filing and Recording Date: 03/16/2020 03:37:11 PM Recording Fee: 2.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



*Kisha Bagwell*

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Leanne Jackson, County Clerk  
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.