

**NOTICE OF TRUSTEE'S SALE**

Date: August 5, 2019

Trustee: GREG STUBBS

Mortgagee: INCOMMONS BANK, N.A.

Note:

Date: May 31, 2016

Amount: ONE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100  
DOLLARS (\$175,000.00)

Borrower: CALVIN R. COKER AND LAURA COKER

Lender: INCOMMONS BANK, N.A.

Date of Sale of Property: September 3, 2019

Earliest Time of Sale of Property: 11:30 a.m.

Place of Sale of Property: Front door of Courthouse Annex located at 1910 Industrial  
Park Road, Marlin, Texas

Deed of Trust

Date: May 31, 2016

Grantor: CALVIN R. COKER AND LAURA COKER and wife,

Mortgagee: INCOMMONS BANK, N.A.

Recording Information: Document No. 00001046 in the Real Property  
Records of Falls County, Texas

Property:

Two tracts of 34.01 acres of land, out of the J. Hogan Survey, A-29, Falls County  
Texas, more fully described in Exhibit "A" attached hereto and made a part  
hereof for all purposes, and

40' wide access easement, out of the J. Hogan Survey, A-29, Falls County,  
Texas, more fully described in Exhibit "B" attached hereto and made a part

0.37 acre access easement, out of the J. Hogan Survey, A-29, Falls County,  
Texas, more fully described in Exhibit "C" attached hereto and made a part  
hereof for all purposes; and

15' wide access easement, out of the J. Hogan Survey, A-29, Falls County,  
Texas, described in a deed dated June 1, 1956 from Thomas J. Hickerson, et al  
to Clyde R. Coker, recorded in Volume 235, Page 484, Deed Records of Falls  
County, Texas.

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REED & REED, L.L.P.  
Benjie Reed  
P.O. Box 1072  
Mexia, Texas 76667  
254-562-5547

FILED 9:25 AM

AUG 07 2019

LINDA WATKINS  
CO. CLK. FALLS CO.

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 NATION GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATE, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

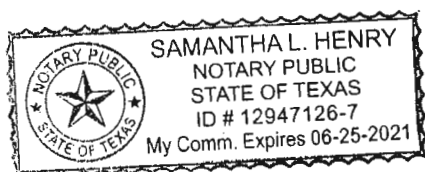
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission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

  
\_\_\_\_\_  
GREG STUBBS, TRUSTEE

STATE OF TEXAS

COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 5<sup>th</sup> day of August, 2019, by GREG STUBBS, and in the capacity therein stated.



  
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NOTARY PUBLIC, STATE OF TEXAS



FIELD NOTE DESCRIPTION

TRACT 4  
34.01 ACRE TRACT  
J. Hogan Survey  
A-29  
Falls County, Texas

Being a 34.01 acre tract of land out of the J. Hogan Survey, Abstract No. 29, Falls County, Texas, and being out of and a part of that certain called 200 acre tract of land described to Charles Coker, et al, recorded in Volume 27, Page 605 of the Official Records of Falls County, Texas, said 34.01 acres being more particularly described by metes and bounds as follows;

Commencing at a 1/2 inch iron rod found at a fence corner post at the southwest corner of said 200 acre tract, same being the northwest corner of that certain called 266-1/4 acre tract to David R. McAtee, (74/858), located on the east line of that certain called 362.87 acre tract to David and Carole McAtee, (83/343);

THENCE along the south line of said 200 acre tract, common boundary with said 266-1/4 acre tract, and along a fence line, N 57°21'25" E a distance of 522.78 feet to a 1/2 inch iron rod with yellow cap set for the southwest corner and POINT OF BEGINNING of this;

THENCE crossing said 200 acre tract N 12°49'52" E a distance of 2572.83 feet to a calculated point on the west bank of the Brazos River,

THENCE along the meanders of the west bank of the Brazos River the following courses and distances:

S 87°44'50" E a distance of 18.46 feet to a calculated point,  
S 82°41'08" E a distance of 378.23 feet to a calculated point,  
S 89°50'27" E a distance of 260.88 feet to a calculated point for the northeast corner of this;

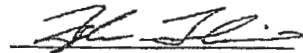
THENCE crossing said 200 acre tract, S 12°49'52" W a distance of 2009.83 feet to a 1/2 inch iron rod with yellow cap set near a fence line on the south line of said 200 acre tract, being the north line of said 266-1/4 acre tract for the southeast corner of this;

THENCE along the south line of said 200 acre tract, common boundary with said 266-1/4 acre tract S 57°21'25" W a distance of 926.73 feet to the POINT OF BEGINNING, in all containing 34.01 acres of land.

This survey was conducted using Global Positioning System (GPS) data, therefore all bearings are based off of True North.

This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

April 19, 2015

  
Tyler Tumlinson  
RPLS No. 6410  
00150-COK





FIELD NOTE DESCRIPTION

TRACT 5
34.01 ACRE TRACT
J. Hogan Survey
A-29
Falls County, Texas

Being a 34.01 acre tract of land out of the J. Hogan Survey, Abstract No. 29, Falls County, Texas, and being out of and a part of that certain called 200 acre tract of land described to Charles Coker, et al, recorded in Volume 27, Page 605 of the Official Records of Falls County, Texas, said 34.01 acres being more particularly described by metes and bounds as follows;

Commencing at a 1/2 inch iron rod found at a fence corner post at the southwest corner of said 200 acre tract, same being the northwest corner of that certain called 266-1/4 acre tract to David R. McAtee, (74/858), located on the east line of that certain called 362.87 acre tract to David and Carole McAtee, (83/343);

THENCE along the south line of said 200 acre tract, common boundary with said 266-1/4 acre tract, and along a fence line, N 57°21'25" E a distance of 1448.51 feet to a 1/2 inch iron rod with yellow cap set for the southwest corner and POINT OF BEGINNING of this;

THENCE crossing said 200 acre tract N 12°49'52" E a distance of 2009.83 feet to a calculated point on the west bank of the Brazos River,

THENCE along the meanders of the west bank of the Brazos River the following courses and distances:

- S 89°50'27" E a distance of 190.71 feet to a calculated point,
N 81°54'43" E a distance of 157.75 feet to a calculated point,
N 59°24'36" E a distance of 31.76 feet to a calculated point,
N 81°26'25" E a distance of 354.43 feet to a calculated point,
N 78°01'32" E a distance of 130.08 feet to a calculated point,
N 82°45'30" E a distance of 59.16 feet to a calculated point for the northeast corner of this;

THENCE crossing said 200 acre tract, S 12°49'52" W a distance of 1456.44 feet to a 1/2 inch iron rod with yellow cap set near a fence line on the south line of said 200 acre tract, being the north line of said 266-1/4 acre tract for the southeast corner of this;

THENCE along the south line of said 200 acre tract, common boundary with said 266-1/4 acre tract S 57°21'25" W a distance of 1227.96 feet to the POINT OF BEGINNING, in all containing 34.01 acres of land.

This survey was conducted using Global Positioning System (GPS) data, therefore all bearings are based off of True North.

This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

April 19, 2015

Tyler Tumlinson
RPLS No. 6410
00150-COK





FIELD NOTE DESCRIPTION

40' WIDE ACCESS EASEMENT

J. Hogan Survey  
A-29  
Falls County, Texas

Being a 40 foot wide access easement tract containing 3.07 acres out of the J. Hogan Survey, Abstract No. 29, Falls County, Texas, and being out of and a part of that certain called 200 acre tract of land described to Charles Coker, et al, recorded in Volume 27, Page 605 of the Official Records of Falls County, Texas, said 3.07 acres being more particularly described by metes and bounds as follows;

**BEGINNING** at a 1/2 inch iron rod found at a fence corner post at the northwest corner of said 200 acre tract, same being the northeast corner of that certain called 362.87 acre tract to David and Carole McAtee, (83/343), located on the south line of that certain called 83.780 acre tract to V. G. Pomykal, et ux, (314/160), for the northwest corner of this 40 foot wide access easement;

**THENCE** along the north line of said 200 acre tract, common boundary with said 83.780 acre tract, and along a fence line, N 57°18'18" E a distance of 878.31 feet to a 1/2 inch iron rod with yellow cap set for an angle point;

**THENCE** departing said north line, across said 200 acre tract the following courses and distances:

- S 81°42'20" E a distance of 1452.38 feet to a 1/2 inch iron rod with yellow cap set at a fence corner for an angle point,
- N 88°38'58" E a distance of 333.77 feet to a 1/2 inch iron rod with yellow cap set at a fence corner for an angle point,
- S 45°49'26" E a distance of 161.11 feet to a 1/2 inch iron rod with yellow cap set at a fence corner for an angle point,
- S 61°29'43" E a distance of 117.60 feet to a 1/2 inch iron rod with yellow cap set at a fence corner for an angle point,
- S 65°21'48" E a distance of 251.36 feet to a 1/2 inch iron rod with yellow cap set for an angle point,
- S 84°58'32" E a distance of 168.96 feet to a 1/2 inch iron rod with yellow cap set on the common line of the above mentioned TRACT 4 and TRACT 5, for the northeast corner of this 40 foot wide access easement;

**THENCE** along the common line of said TRACT 4 and TRACT 5, S 12°49'52" W a distance of 40.37 feet to a calculated point for the southeast corner of this 40 foot wide access easement;

**THENCE** continuing across said 200 acre tract, being the southerly line of this 40 foot wide access easement the following courses and distances:

- N 84°58'32" W a distance of 170.39 feet to a calculated angle point,
- N 65°21'48" W a distance of 259.62 feet to a calculated angle point,
- N 61°29'43" W a distance of 124.46 feet to a calculated angle point,
- N 45°49'26" W a distance of 149.83 feet to a calculated angle point,
- S 88°38'58" W a distance of 320.36 feet to a calculated angle point,
- N 81°42'20" W a distance of 1501.79 feet to a calculated angle point,
- S 57°18'18" W a distance of 863.36 feet to a calculated point on the southwest line of said 200 acre tract same being the northeast line of said 362.87 acre tract, for the southwest corner of this 40 foot wide access easement;



THENCE along the southwest line of said 200 acre tract, common boundary with said 362.87 acre tract N 33°08'35" W a distance of 40.00 feet to the POINT OF BEGINNING, in all containing 3.07 acres of land.

This survey was conducted using Global Positioning System (GPS) data, therefore all bearings are based off of True North.

This description to accompany a plat of like data representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

April 19, 2015

A handwritten signature in black ink, appearing to read "Tyler Tumlinson", is written over a horizontal line.

Tyler Tumlinson  
RPLS No. 6410  
00150-COK



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FIELD NOTE DESCRIPTION

0.37 ACRE ACCESS EASMENT TRACT

J. Hogan Survey  
A-29  
Falls County, Texas

Being a 0.37 acre tract of land out of the J. Hogan Survey, Abstract No. 29, Falls County, Texas, and being out of and a part of that certain called 34.01 acre tract of land described to Charles Coker, recorded in Volume 313, Page 84 of the Official Records of Falls County, Texas, said 0.37 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found at a fence corner post at the southwest corner of said 34.01 acre tract, same being the northwest corner of a called 266-1/4 acre tract to David R. McAtee, (TRACT ONE), (74/858), located on the east line of a called 362.87 acre tract to David and Carol McAtee, (83/343), for the southwest corner of this of this;

**THENCE** along the west line of said 34.01 acre tract, common boundary with said 362.87 acre tract and along a fence line N 33°08'35" W a distance of 30.00 feet to a calculated point for the northwest corner of this.

**THENCE** crossing said 34.01 acre tract, N 57°21'25" E a distance of 553.54 feet to calculated point on the southeast line of said 34.01 acre tract, being the northwest line of a called 34.01 acre tract to Calvin Coker, (313/90), for the northeast corner of this;

**THENCE** along the southeast line of said Charles Coker 34.01 acre tract, common boundary with said Calvin Coker tract S 12°49'52" W a distance of 42.78 feet to a 1/2 inch iron rod found at the southeast corner of said Charles Coker tract, same being the southwest corner of said Calvin Coker tract, located on the north line of said 266-1/4 acre tract, for the southeast corner of this;

**THENCE** along the south line of said Charles Coker tract, common boundary with said 266-1/4 acre tract, and along a fence line S 57°21'25" W a distance of 522.78 feet to the **POINT OF BEGINNING**, in all containing 0.37 acres of land.

This survey was conducted using Global Positioning System (GPS) data, therefore all bearings are based off of True North.

This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

May 20, 2016

Tyler Tumlinson  
RPLS No. 6410  
00150-COK



STATE OF TEXAS

COUNTY OF FALLS

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page in Official Public Records of Falls County Falls County Jun 01, 2016 at 09:53A

16497  
ssi  
EXHIBIT "C"

FILED \_\_\_\_\_ M

JUN 01 2016

LINDA WATKINS  
CO. CLK. FALLS CO.

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