

POSTED

A.M. 12:40 P.M.

OCT 25 2022

GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS

By CW Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: October 24, 2022

DEED OF TRUST:

Date: December 13, 2021

Grantor: **JAGROOP SINGH KHELA and PANKAJ KHELA**

Grantor's County: Erath

Beneficiary: ROLLING VISTAS, LTD.

Trustee: ROBERT E. BLACK

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, ANDREW MILLS-MIDDLEBROOK, BARBARA DAVIS, ED HENDERSON, LOUIS STARZEL, DANA GOPFFARTH, GUY WIGGS, DONNA STOCKMAN, BRENDA WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, BRANDY BACON

Substitute Trustee's Address:

ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, ANDREW MILLS-MIDDLEBROOK, BARBARA DAVIS, ED HENDERSON, LOUIS STARZEL, DANA GOPFFARTH, GUY WIGGS, DONNA STOCKMAN, BRENDA WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, BRANDY BACON
2499 S. Capital of Texas Hwy, Ste. A-205
Austin, Travis County, Texas 78746
(512) 477-1964

Recorded in: Document No. 2022-00206, Real Property Records, Erath County, Texas

PROPERTY:

Tract 5, being 10.78 acres, more or less, out of the Oliver Smith Survey, Abstract No. 725, Erath County, Texas, being the same property described in Deed of Trust Recorded under Document No. 2022-00206, Real Property Records of Erath County, Texas, and being more particularly described on the attached Exhibit A.

NOTE SECURED BY DEED OF TRUST:

Date: December 13, 2021

Original Principal Amount: \$131,536.00

Holder: ROLLING VISTAS, LTD.

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 6th day of December, 2022.

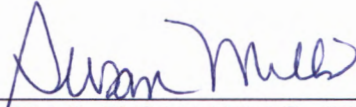
PLACE OF SALE OF PROPERTY (including county):

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

The earliest time at which a sale will occur is 10:00 a.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 blue ink that reads "Susan Mills". The signature is written in a cursive style with a large initial 'S'.

JIM MILLS, SUSAN MILLS, ANDREW MILLS-
MIDDLEBROOK, BARBARA DAVIS, ED HENDERSON,
LOUIS STARZEL, DANA GOPPFARTH, GUY WIGGS,
DONNA STOCKMAN, BRENDA WIGGS, DAVID
STOCKMAN, MICHELLE SCHWARTZ, KATHY
ARRINGTON, JANET PINDER, BRANDY BACON
2499 S. Capital of Texas Hwy., Ste A-205
Austin, Texas 78746
(512) 477-1964

EXHIBIT A

JBO SURVEYING

TBPLS LICENSE NO. 10183830

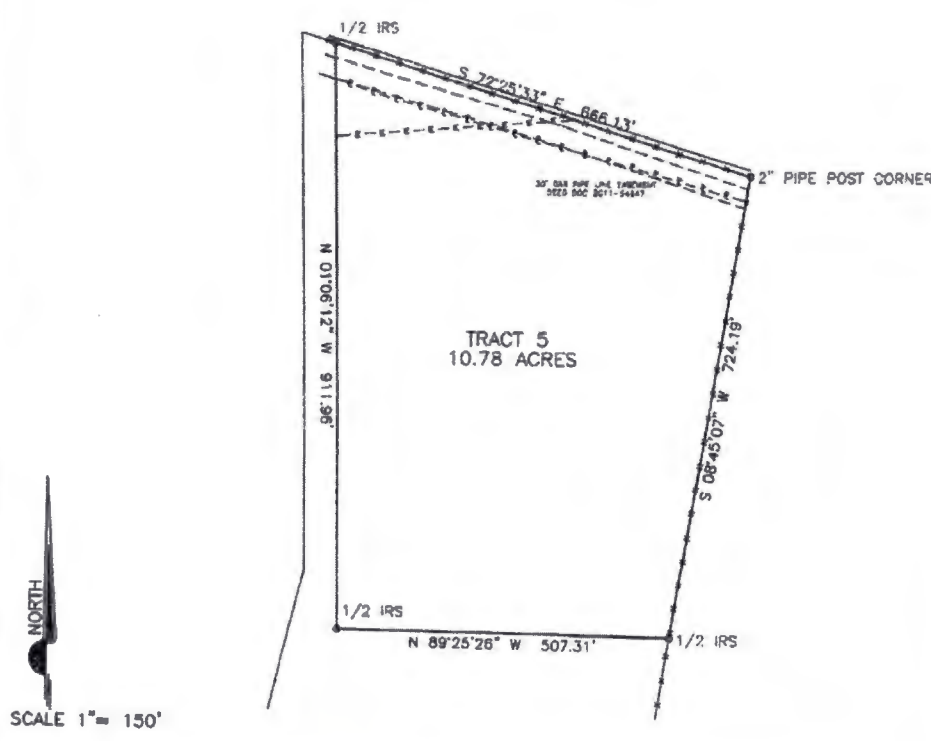
4104 CR 180

STEPHENVILLE TEXAS 76401 817-578-7551

EMAIL JBO5590@SBGGLOBAL.NET

Being all that certain lot, tract or parcel of land lying and being situated in Erath County, Texas and being part of the OLIVER SMITH SURVEY, ABSTRACT NUMBER 725, Erath County, Texas, and also being part of that tract conveyed to Rolling Vista LTD., by deed recorded in Deed Doc. No. 2021-02860, Deed Records, Erath County, Texas and being more fully described by metes and bounds.

BEGINNING at a 1/2 inch iron rod set being North 89 degrees 33 minutes 04 seconds East, 1702.18, and North 08 degrees 45 minutes 07 seconds East 678.08 feet from the Southwest corner of that tract conveyed to Rolling Vista LTD., by deed recorded in Deed Doc. No. 2021-02860, Deed Records, Erath County, Texas;
 THENCE North 86 Degrees 25 Minutes 26 Seconds West, 907.31 feet to a 1/2 inch iron rod set;
 THENCE North 01 Degree 06 Minutes 12 Seconds West, 911.96 feet to a 1/2 inch iron rod set in the South line of County Road 120;
 THENCE along said County Road 120, South 72 Degree 25 Minutes 33 Seconds East, 886.13 feet to a 2" pipe post corner;
 THENCE leaving said South line of County Road 120, South 08 Degree 45 Minutes 07 Seconds West, 724.18 feet to the Point of Beginning and containing 10.780 Acre of land more or less;



SCALE 1" = 150'

I DO HEREBY CERTIFY THAT THIS SURVEY MAP REPRESENTS AS ON THE GROUND SURVEY OF THE PROPERTY (LOCALY DESCRIBED HEREON) AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT, AND THAT THERE ARE NO OBSTRUCTIONS IN AREA OF BOUNDARY LINE COMPLETE AND TRUE LINE TO BE MADE, UNLESS OTHERWISE INDICATED BY SURVEYING PROFESSIONALS OR OTHERWISE OF RECORD. I HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE PROPERTY AND THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE BEEN PAID FOR MY SERVICES AND HAVE RECEIVED FROM THE CLIENT ALL NECESSARY INFORMATION AND RECORDS TO COMPLETE THIS SURVEY. I HAVE BEEN PAID FOR MY SERVICES AND HAVE RECEIVED FROM THE CLIENT ALL NECESSARY INFORMATION AND RECORDS TO COMPLETE THIS SURVEY.

LEGEND	NUMBER
---	1
---	2
---	3
---	4
---	5
---	6
---	7
---	8
---	9
---	10
---	11
---	12
---	13
---	14
---	15
---	16
---	17
---	18
---	19
---	20
---	21
---	22
---	23
---	24
---	25
---	26
---	27
---	28
---	29
---	30
---	31
---	32
---	33
---	34
---	35
---	36
---	37
---	38
---	39
---	40
---	41
---	42
---	43
---	44
---	45
---	46
---	47
---	48
---	49
---	50
---	51
---	52
---	53
---	54
---	55
---	56
---	57
---	58
---	59
---	60
---	61
---	62
---	63
---	64
---	65
---	66
---	67
---	68
---	69
---	70
---	71
---	72
---	73
---	74
---	75
---	76
---	77
---	78
---	79
---	80
---	81
---	82
---	83
---	84
---	85
---	86
---	87
---	88
---	89
---	90
---	91
---	92
---	93
---	94
---	95
---	96
---	97
---	98
---	99
---	100



TITLE COMMITMENT FURNISHED BY _____
 SURVEYED ON THE GROUND JULY 9, 2021
 JAMES B. ODOM R.P.L.S. NO. 5580

TITLE CO. _____
 OF. NO. _____
 MORTGAGE CO. _____
 BORROWER _____
 JOB NO. 210012F
 DATE AUGUST 10, 2021