

FILED  
MICHELLE REYNOLDS  
COUNTY CLERK  
SOMERVELL CO., TEXAS

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2023 FEB 14 AM 10:59

**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 THE UNDERSIGNED WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE IMMEDIATELY.**

KC

**Date:** February 10, 2023

**Substitute Trustee:** Brad Boyd

**Substitute Trustee's Address:** P.O. Box 5653  
Granbury, Texas 76049

POSTED  
DATE 2/14/23  
11:04 A.M. P.M.  
Michelle Reynolds  
BY KC Deputy

**Mortgagee:** James W. Gosdin and spouse, Kathy J. Gosdin

**Note:** Real Estate Note dated February 28, 2019, in the original amount of \$150,000.00

### Deed of Trust:

**Date:** February 28, 2019

**Grantor:** Robert Gent and spouse, Brittany Gent

**Mortgagee:** James W. Gosdin and spouse, Kathy J. Gosdin

**Recording information:** Clerk's Document No. 20190347, Official Public Records, Somervell County, Texas.

**Property:** All that certain tract or parcel of land, containing 12.00 acres, more or less, being out of the Galveston County School Land Survey, Abstract No. 37, situated in Somervell County, Texas, being a portion of a called 32.40 acre tract described in the deed to James W. Gosdin & Kathy J. Gosdin recorded in Instrument No. 20083163 of the Official Public Records of Somervell County, Texas, and being more particularly described by metes and bounds as follows: All bearings recited herein are based on the Texas Coordinate System, North Central Zone, 1993 Datum. BEGINNING at a 1/2 inch iron rod found marking the southwest corner of a called 3.00 acre tract described in the deed recorded in Instrument No. 20090174 of the Official Public Records of Somervell County, Texas, and being in the west line of the aforementioned 32.40 acre tract and in the east line of County Road 1011; THENCE with the south line of said 3.00 acre tract, North 69 degrees 19 minutes 26 seconds East for a distance of 795.87 feet to a 1/2 inch iron rod found in the east line of said 32.40 acre tract and the west line of a called 264.69 acre tract described in the deed recorded in Instrument No. 20121894 of the Official Public Records of Somervell County, Texas; THENCE with said common line, South 24 degrees 35

minutes 29 seconds East for a distance of 678.38 feet to a 5/8 inch iron rod set for corner from which a 1/2 inch iron rod found marking the southeast corner of the aforementioned 32.40 acre tract bears South 24 degrees 35 minutes 29 seconds East for a distance of 518.35 feet; THENCE South 71 degrees 48 minutes 45 seconds West for a distance of 825.55 feet to a 3/8 inch iron rod found for corner at the beginning of a curve in the west line of the said 32.40 acre tract and in the east line of County Road 1011; THENCE continuing along the east line of County Road 1011 and the west line of said 32.40 acre tract along a curve to the left having a radius of 501.21 feet and an arc length of 207.15 feet, being subtended by a chord of North 14 degrees 15 minutes 44 seconds West for a distance of 205.66 feet to a 1/2 inch iron rod found for corner; THENCE continuing along the east line of County Road 1011 and the west line of said 32.40 acre tract, North 25 degrees 57 minutes 46 seconds West for a distance of 438.44 feet to the POINT OF BEGINNING.

**County:** Somervell

**Date of Sale:** Tuesday, March 7, 2023


**Time of Sale:** 10:00 a.m. or within three (3) hours thereafter

**Terms of Sale:** Cash or equivalent thereof in certified US funds

**Place of Sale:** The base of the Courthouse steps at the East door of the Somervell County Courthouse, located at 107 Vernon Street, Glen Rose, Somervell County, Texas, or any other public venue as designated by the County Commissioners of Somervell County, Texas, pursuant to Section 51.0025 of the Texas Property Code.

Brad Boyd is the Substitute Trustee under the Deed of Trust. Mortgagee has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

  
\_\_\_\_\_  
**BRAD B. BOYD, SUBSTITUTE TRUSTEE**