

TS No.: 2021-00201-TX
21-000108-673

FILED FOR RECORD
DATE 7/22/2021
AT O'CLOCK M
KAREN MCQUEEN
BRAZOS COUNTY CLERK
By Debbie Baker

Notice of [Substitute] Trustee Sale

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 service to the sender of this notice immediately.

1. Date, Time and Place of Sale.

Date: 09/07/2021

Time: The sale will begin at 11:00 AM or not later than three hours after that time

Place: Brazos County, Texas at the following location: **FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 1803 SHADOWWOOD DR, COLLEGE STATION, TX 77840

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/14/2006 and recorded 03/13/2007 in Book 7858 Page 61 Document 00956414, real property records of Brazos County, Texas, with **RICHARD E NAGY and wife, WENONAH I NAGY** grantor(s) and **HOME123 CORPORATION** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint **AVT Title Services, LLC**, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **RICHARD E NAGY and wife, WENONAH I NAGY**, securing the payment of the indebtedness in the original principal amount of **\$168,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. Bank National Association**, as successor in interest to **Bank of America National Association**, successor by merger to **LaSalle Bank National Association**, as Trustee for **GSAMP Trust 2007-HE2, Mortgage Pass-Through Certificates, Series 2007-HE2** is the current mortgagee of the note and deed of trust or contract lien.

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Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

Being all that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas, and being Lot Fourteen (14), Block Two (2), SOUTHWOOD SECTION TWO (2), an addition to the City of College Station, Texas, according to revised plat recorded in Volume 265, page 829, Deed Records of Brazos County, Texas.

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

**1 Mortgage Way
Mt. Laurel, NJ 08054**

Phone: 877-744-2506

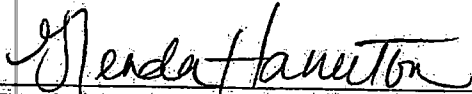
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21-000108-673

Notice of [Substitute] Trustee Sale

9. Limitation of Damages: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: July 21, 2021



Stephanie Spurlock, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton, Glenda Hamilton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

I am Pete Florez Certificate of Posting
whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,
Houston, TX 77056. I declare under penalty of perjury that on 7-22-21 I filed this Notice of Foreclosure Sale at the office
of the Brazos County Clerk and caused it to be posted at the location directed by the Brazos County Commissioners Court.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
10/15/2008

Grantor(s)/Mortgagor(s):
SANDRA G OLIVER AND HUSBAND ROY OLIVER

Original Beneficiary/Mortgagee:
WELLS FARGO BANK, N.A.

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Recorded in:
Volume: 8844
Page: 46
Instrument No: 01012814

Property County:
BRAZOS

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: LOT SIXTEEN (16), BLOCK THREE (3), OAK GLADE ADDITION, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 164, PAGE 391, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Date of Sale: 9/7/2021

Earliest Time Sale Will Begin: 11am

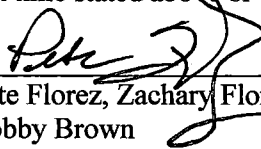
Place of Sale of Property: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING AT 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute 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.

Notice Pursuant to Tex. Prop. Code § 51.002(f):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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 service to the sender of this notice immediately.



Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

FILED FOR RECORD
DATE 07/29/2021
AT 4:18 O'CLOCK P M
KAREN MCQUEEN
BRAZOS COUNTY CLERK
By mgarcia

MH File Number: TX-19-72187-HE
Loan Type: Conventional Residential

Notice of [Substitute] Trustee Sale

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 service to the sender of this notice immediately.

1. Date, Time and Place of Sale.

Date: 09/07/2021

Time: The sale will begin at 11:00 AM or not later than three hours after that time

Place: Brazos County, Texas at the following location: **FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 1003 SOUTH ST, BRYAN, TX 77803-2318

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/31/2005 and recorded 10/31/2005 in Book OR 7000 Page 1 Document 00908363, real property records of Brazos County, Texas, with **CLIFTON REED SR AND RUBY REED, HUSBAND AND WIFE** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006-OPT3, Mortgage-Pass-Through Certificates, Series 2006-OPT3 as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **CLIFTON REED SR AND RUBY REED, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of **\$80,800.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006-OPT3, Mortgage-Pass-Through Certificates, Series 2006-OPT3** is the current mortgagee of the note and deed of trust or contract lien.

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Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

Lot Nine (9), Block One (1), Pena Subdivision, an addition to the City of Bryan, Brazos County, Texas, according to the Plat recorded in Volume 2028, Page 307, Official Records of Brazos County, Texas.

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

**1 Mortgage Way
Mt. Laurel, NJ 08054**

Phone: 877-744-2506

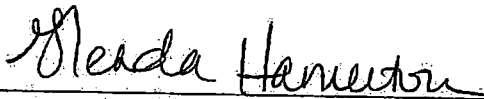
TS No.: 2020-01375-TX
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Notice of [Substitute] Trustee Sale

9. Limitation of Damages: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: August 3, 2021



Stephanie Spurlock, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton, Glenda Hamilton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

I am Patricia Florez Certificate of Posting
whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,
Houston, TX 77056. I declare under penalty of perjury that on 8-5-21 I filed this Notice of Foreclosure Sale at the office
of the Brazos County Clerk and caused it to be posted at the location directed by the Brazos County Commissioners Court.

FILED FOR RECORD
DATE 8-10-2021
AT 12:47 O'CLOCK P M
KAREN MCQUEEN
BRAZOS COUNTY CLERK
By [Signature]

NOTICE OF FORECLOSURE SALE

STATE OF TEXAS

COUNTY OF BRAZOS

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property to be Sold. The property to be sold is described as follows:

Lot Thirty-Three (33), Block One (1), Williams Creek Subdivision Phase 2, City of College Station, according to plat thereof recorded in Volume 6745, Page 149 of the Official Records of Brazos County, Texas.

This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover the property that has been released from the liens of the Deed of Trust.

2. Date, Time and Place of Sale. The sale is scheduled to be held at the following date, time and place:

Date: September 7, 2021

Time: Between the hours of 10:00 a.m. and 4:00 p.m. The sale shall commence at a time no earlier than 1:00 p.m. or within three (3) hours thereafter.

Place: In the atrium area of the Brazos County Administration Building located at East 28th Street and Texas Avenue in Bryan, Brazos County, Texas.

The Deed of Trust permits the Beneficiary to postpone or withdraw, or reschedule the sale for another day. In such case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting and refileing may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of sale for the property being sold.

4. Type of Sale. The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by a Deed of Trust executed by Matthew Thomas Fuller and Lynda Fuller. The Deed of Trust is dated May 29, 2014, and is recorded in Volume 12045, page 173, Official Records, Brazos County, Texas.


5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively called "Obligations") including but not limited to (a) the promissory note in the original principal sum of \$532,000.00 executed by Matthew Thomas Fuller and Lynda Fuller and payable to the order of Michelle Janette Rivas as Co-Trustee of the Matthew Thomas Fuller Trust created under agreement dated December 7, 2006, and Matthew Thomas Fuller, as Co-Trustee of the Matthew Thomas Fuller Trust created under agreement dated December 7, 2006; (b) all renewals and extensions of the note; and (c) any and all present and future indebtednesses of Matthew Thomas Fuller and Lynda Fuller to Michelle Janette Rivas as Co-Trustee of the Matthew Thomas Fuller Trust created under agreement dated December 7, 2006, and Matthew Thomas Fuller, as Co-Trustee of the Matthew Thomas Fuller Trust created under agreement dated December 7, 2006. Michelle Janette Rivas as Co-Trustee of the Matthew Thomas Fuller Trust created under agreement dated December 7, 2006, and Matthew Thomas Fuller, as Co-Trustee of the Matthew Thomas Fuller Trust created under agreement dated December 7, 2006 is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust and is referred to herein as the "Beneficiary".

As of June 30, 2021, there was owed \$665,773.07, on the Note, being principal and interest in the following amounts: \$532,000.00 of principal and \$133,773.07 of interest. The note is bearing interest at the rate of \$59.65 per day thereafter.

An exact statement of the amount due, owing and secured by the Deed of Trust may be obtained by contacting the undersigned.

6. Default and Request to Act. Default has occurred under the Deed of Trust and the Beneficiary has requested me, as the Substitute Trustee, to conduct this sale. Notice is given that prior to the sale Beneficiary may appoint another person as a Substitute Trustee to conduct the sale.

DATED August 10, 2021.



CULLY LIPSEY, Substitute Trustee
Hoelscher, Lipsey, Elmore, Poble & Turnbull, P.C.
1021 University Drive East
College Station, TX 77840-2120
(979) 846-4726

DATE 08-16-2021

AT 1:00 O'CLOCK P. M

NOTICE OF TRUSTEE'S SALE KAREN MCQUEEN
BRAZOS COUNTY CLERK

By M. Garcia

No.

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

WHEREAS, **Earth Energy Renewables, LLC** executed and delivered a certain *Deed of Trust, Security Agreement and Financing Statement* (the "Deed of Trust") dated August 12, 2021, conveying to David S. Elder, Reymundo Rodriguez, and Eun Sung Lim, as Trustees, the real and personal property described in that Deed of Trust, which is recorded in the Real Property Records of Brazos County, Texas, as follows:

| <u>DATE RECORDED</u> | <u>INSTRUMENT NO.</u> | <u>VOLUME and PAGE</u> |
|----------------------|-----------------------|-------------------------|
| August 12, 2021 | 1442471 | vol. 17266, pages 70-79 |

WHEREAS, the indebtedness secured by the Deed of Trust has matured, and **ARA EER Holdings, LLC**, the owner and holder of the indebtedness secured by the Deed of Trust, has requested that the Trustees exercise the power to sell all of the property subject to the liens created under the Deed of Trust.

NOW, THEREFORE, notice is hereby given that at **1:00 o'clock p.m.** (or within three hours thereafter) on **Tuesday, September 7, 2021**, the following will be sold:

- all of the real property described in the Deed of Trust and on the attached Exhibit "A" (the "Real Property"); and
- all of the personal property pledged in the Deed of Trust (the "Personalty"), including all equipment, goods, inventory, fixtures, or other tangible personal property now or hereafter attached to, located on or installed in the Real Property (the Personalty and the Real Property are collectively referred to hereinafter as the "Property").

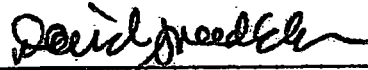
The Property described above shall be sold to the highest bidder in a single public sale, in accordance with the Deed of Trust, TEX. PROP. CODE §51.002, and TEX. BUS. & COMM. CODE §9.604(a)(2). The sale shall be conducted at (i) the atrium on the first floor of the Brazos County Administration Building at 200 South Texas Avenue, Bryan, Texas, or (ii)

such other location as may be designated by the Brazos County Commissioners Court pursuant to §51.002 of the Texas Property Code.

ARA EER Holdings, LLC reserves the right to credit-bid at this sale. Except for any such credit-bid, the purchase price set forth in the final bid accepted by the Trustee is due and payable in cash (or cashier's checks) without delay upon acceptance of the bid.

Notice. 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 service to the sender of this notice immediately.

Executed this 13th day of August, 2021.



David S. Elder, Reymundo Rodriguez,
and Eun Sung Lim, Trustees
Email: dselder@foley.com
Trustees' Address:
c/o Foley & Lardner LLP
1000 Louisiana
Suite 2000
Houston, Texas 77002

Exhibit "A"

Lot One (1), Carrabba Terrabon Research Park, City of Bryan, according to the plat thereof recorded in Volume 9982, Page 145, Official Records, Brazos County, Texas;

SAVE AND EXCEPT FROM SAID LOT 1 THE FOLLOWING:

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE MOSES BAINE LEAGUE, ABSTRACT NO. 3, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THAT PORTION OF A CALLED 30.00 FOOT WIDE ROAD EASEMENT AS DESCRIBED AS PART 1 BY A DEED TO THE CITY OF BRYAN RECORDED IN VOLUME 280, PAGE 780 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, THAT LIES WITHIN LOT 1, CARRABBA TERRABON RESEARCH PARK ACCORDING TO THE PLAT RECORDED IN VOLUME 9982, PAGE 145 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF MUMFORD ROAD MARKING THE WEST CORNER OF SAID LOT 1;

THENCE: N 40° 26' 08" E ALONG THE NORTHWEST LINE OF SAID LOT 1 FOR A DISTANCE OF 85.87 FEET TO THE NORTHWEST LINE OF SAID ROAD EASEMENT;

THENCE: N 44° 46' 21" E THROUGH SAID LOT 1 AND ALONG THE NORTHWEST LINE OF SAID ROAD EASEMENT FOR A DISTANCE OF 495.85 FEET TO AN ANGLE POINT IN SAID EASEMENT;

THENCE: N 16° 15' 04" W CONTINUING THROUGH SAID LOT 1 AND ALONG THE NORTHWEST LINE OF SAID ROAD EASEMENT FOR A DISTANCE OF 36.20 FEET TO THE NORTHWEST LINE OF SAID LOT 1;

THENCE: ALONG THE NORTHWEST LINE OF SAID LOT 1 FOR THE FOLLOWING CALLS:

S 80° 10' 41" E FOR A DISTANCE OF 14.40 FEET; N 39° 32' 46" E FOR A DISTANCE OF 22.42 FEET TO THE SOUTHEASTERLY LINE OF SAID ROAD EASEMENT;

THENCE: THROUGH SAID LOT 1 AND ALONG THE SOUTHEASTERLY LINE OF SAID ROAD EASEMENT FOR THE FOLLOWING CALLS:

S 00° 40' 10" E FOR A DISTANCE OF 5.51 FEET;

S 16° 15' 04" E FOR A DISTANCE OF 54.85 FEET;

S 44° 46' 21" W FOR A DISTANCE OF 596.58 FEET TO THE NORTHEAST LINE OF MUMFORD ROAD;

THENCE: N 51° 28' 29" W ALONG THE NORTHEAST LINE OF MUMFORD ROAD FOR A DISTANCE OF 23.65 FEET TO THE POINT OF BEGINNING CONTAINING 0.43 OF AN ACRE OF LAND, MORE OR LESS.