

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DATE: January 4, 2023

**DEED OF TRUST:**

Date: August 11, 2021

Grantor: JEFFREY DUNSON and YAZMIN DUNSON

Grantor's County: Comanche

Beneficiary: SECURE COVENANT INTERESTS, LTD.

Trustee: MARK MULLIN

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, BARBARA DAVIS, LOUIS STARZEL, ED HENDERSON, ANDREW MILLS-MIDDLEBROOK

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205  
Austin, Texas 78746

Recorded in: Volume 481, Page 432, Document No. 2021-2343, Real Property Records, Comanche County, Texas

**PROPERTY:**

10.24 acres, more or less, known as Tract No. 9, Elizabeth Walker Survey, Abstract No, 987, Comanche County, Texas, being more particularly described in the attached Exhibit A.

**NOTE SECURED BY DEED OF TRUST:**

Date: August 11, 2021

Original Principal Amount: \$66,526.00

Holder: SECURE COVENANT INTERESTS, LTD.

**FILED**  
AT 10:30 O'CLOCK A M

JAN 10 2023

*Ruby Leiby*  
Clerk, County Court Comanche Co., Texas

**DATE OF SALE OF PROPERTY** (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 7th day of February, 2023.

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

County Courthouse of Comanche County, Comanche, 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.**

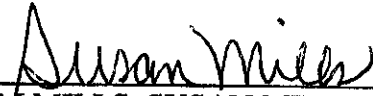
  
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JIM MILLS, SUSAN MILLS, GEORGE  
HAWTHORNE, BARBARA DAVIS,  
LOUIS STARZEL, ED HENDERSON,  
ANDREW MILLS-MIDDLEBROOK  
2499 S. Capital of Texas Hwy., Ste A-205  
Austin, Texas 78746  
(512) 477-1964

EXHIBIT A

FIELD NOTES  
JOB NO. 181016-T9

Page 2 of 2  
Exhibit Attached

**10.24 ACRES (TRACT 9)**

BEING 10.24 acres of land out of the Elizabeth Walker Survey, Abstract No. 987, Comanche County, Texas, and being a part of that tract described as 208.01 acres (Tract One) in a Warranty Deed with Vendor's Lien granted to Secure Covenant Interests, Ltd., dated December 14, 2018 and recorded in Volume 1048, Page 221 of the Deed Records of Comanche County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the south margin of County Road 341 and the north line of said Secure Covenant Interests, Ltd tract for the northwest corner of this tract, a 3-inch diameter pipe fence corner post found for the northwest corner of said Secure Covenant Interests, Ltd. tract bears N 72° 48' 45" W 3355.84 feet;

THENCE: S 73° 24' 32" E 406.07 feet along the north line of said Secure Covenant Interests, Ltd. tract and this tract with the south margin of said county road to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the northeast corner of this tract;

THENCE: S 14° 28' 58" W 1112.31 feet into said Secure Covenant Interests, Ltd. tract along the east line of this tract to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in an old wire fence line for the southeast corner of this tract;

THENCE: N 72° 38' 09" W 398.83 feet along the south line of this tract with said wire fence to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the southwest corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found for the southwest corner of said Secure Covenant Interests, Ltd. tract bears N 73° 00' 01" W 3449.24 feet;

THENCE: N 14° 05' 47" E 1107.23 feet continuing over said Secure Covenant Interests, Ltd. tract along the west line of this tract to the Point of Beginning.

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83.



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Clyde C. Castleberry, Jr.  
Registered Professional Land Surveyor No. 4835

Triple C Surveying Co.  
P.O. Box 544  
Lampasas, Texas 76550  
www.triplecsurveying.com  
Firm No. 10193916