

Sale Cancelled
6-30-2025

FILED
AT 10:50 CLOCK A.M.

Notice of Foreclosure Sale

MAY 27 2025

1. Property to be Sold. The Property to be sold is described as follows: (including buildings, fences, windmills and tanks, pumps, motors, watering and irrigation equipment and apparatus and any other improvements and fixtures now or later affixed to or used on the described land):

TRACT ONE: *Esteban D. Barra & Maria Abana*

0.492 acre tract of land in Comanche County, Texas, said tract being out of the John Duncan Survey No. 1, Abstract No. 256, said tract being part of a 0.685 acre tract described in a deed from Central West Texas Milk Producers to Milk Producers, Inc., as recorded in Volume 344, Page 187, Deed Records of Comanche County, Texas, said 0.492 acre tract being more fully described as follows;

BEGINNING at an iron stake found in the ground, said stake being located N 00° 30' 00" E 100.0' from the Southeast corner of said 0.985 acre tract and marking the Southeast corner of this tract; THENCE N 89° 13' 58" W 84.99' to an iron stake found in the ground in the East line of State Highway 16, said stake marking the Southwest corner of this tract; THENCE N 00° 28' 58" E 251.53' along said East line to an iron stake found in the ground at a fence corner, said stake marking the Northwest corner of this tract and said 0.685 acre tract; THENCE S 89° 36' 30" E 85.07' along a fence line to an iron stake found in the ground at a fence corner, said stake marking the Northeast corner of this tract and said 0.685 acre tract; THENCE S 00° 30' 00" W 252.09' along a fence line and the projection thereof to the place of beginning.

LESS SAVE AND EXCEPT

The south 16' of the 0.492 acre tract of land, said South 16' feet being the same property conveyed from Thomas C. Mazurek III and Patricia Mazurek to James R. Riley and Callie J. Riley in Volume 1086, Page 457 of the Deed Records of Comanche County, Texas.

TRACT TWO:

All that certain 0.143 acres of land, more or less, out of the John Duncan Survey No. 1, Abstract No. 256 and being part of the land that is described in a Deed from Sedalia Hilley to Sardella Properties, Inc. dated February 12, 1993, and recorded in Volume 717, Page 148, Deed Records of Comanche County, Texas, and being described by metes and bounds as follows:

BEGINNING at the Southwest corner of the above referenced tract of land for the Southwest corner of this tract;

THENCE N 00 degrees 54' 22" East 95 feet to a point for the Northwest corner of this tract; THENCE S 88 degrees 47' 04" East 65.27 feet to a point for the Northeast corner of this tract; THENCE S 00 degrees 30' 30" West 95.01 feet to a point for the Southeast corner of this tract; THENCE N 88 degrees 47' 04" West 65.95 feet to the place of beginning.

Being the same land and premises described in Warranty Deed dated February 6, 1997, from Sardella Properties, Inc. to Kingdom Hall of Jehovah's Witnesses, recorded in Volume 751, Page 221, Deed Records of Comanche County, Texas, to which record reference is here made for all purposes.

LESS SAVE AND EXCEPT

The south 16' of the 0.143 acre tract of land, said South 16' feet being the same property conveyed from Thomas C. Mazurek III and Patricia Mazurek to James R. Riley and Callie J. Riley in Volume 1086, Page 457 of the Deed Records of Comanche County, Texas.