

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S 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.

DEED OF TRUST INFORMATION:

Date: April 11, 2011

Grantor(s): Dennis W. Fontenot

Original Mortgagee: The United States of America, acting through The Rural Housing Service or successor agency, United States Department of Agriculture

Original Principal: \$135,490.00

Recording Information: Book 1369, Page 775

Property County: Washington

Property: ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, BEING LOT FORTY-ONE (41) OF THE OVERLOOK ESTATES SUBDIVISION, SECTION III AS RECORDED IN PLAT CABINET FILE NOS. 586B AND 587A, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.

Property Address: 106 Ava Drive
Brenham, TX 77833

FILED FOR RECORD
WASHINGTON COUNTY TEXAS
2022 DEC 28 PM 4:23
Bobby Brown
WASHINGTON COUNTY CLERK

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: United States Department of Agriculture, Rural Housing Service

Mortgage Servicer: USDA Rural Development

Mortgage Servicer: 4300 Goodfellow Blvd.

Address: Bldg. 105F, FC 215
St. Louis, MO 63120

SALE INFORMATION:

Date of Sale: February 7, 2023

Time of Sale: 1:00 PM or within three hours thereafter.

Place of Sale: SOUTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

Substitute Trustee: Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, or Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act

Substitute Trustee Address: 5501 LBJ Freeway, Suite 925
Dallas, TX 75240
TXAttorney@PadgettLawGroup.com

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, or Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act, whose address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.



Michael J. Burns

CERTIFICATE OF POSTING

My name is Pete Florez, and my address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240. I declare under penalty of perjury that on 12-28-22 I filed at the office of the Washington County Clerk to be posted at the Washington County courthouse this notice of sale.

Declarant's Name: Pete Florez

Date: 12-28-22

Padgett Law Group
5501 LBJ Freeway, Suite 925
Dallas, TX 75240
TXAttorney@PadgettLawGroup.com
(850) 422-2520

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated September 20, 2019 and recorded under Vol. 1692, Page 743, or Clerk's File No. 5827, in the real property records of WASHINGTON County Texas, with Marco Henning, a single man, as sole ownership as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Marco Henning, a single man, as sole ownership securing payment of the indebtedness in the original principal amount of \$181,818.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Marco Henning. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 property securing the above referenced loan. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 0.682 ACRES, SITUATED IN WASHINGTON COUNTY, TEXAS, BEING OUT OF THE P.H. COE SURVEY, ABSTRACT NO. 31, IN THE CITY OF BRENHAM, BEING ALL OF LOT 4 AND A PORTION OF LO 5 OF THE DIXIE ADDITION TO THE CITY OF BRENHAM (PLAT RECORDED IN PLAT CABINET FILE NO. 16B, 40A & 40B OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS), AND BEING ALL OR A PORTION OF A CALLED 0.681 ACRE TRACT DESCRIBED IN THAT DEED FROM THE SECRETERY OF HOUSING AND URBAN DEVELOPMENT OF KRISTEN METCALF, DATED DECEMBER 28, 2016, AND RECORDED IN VOLUME 1567, IPAGE 418 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, SAID 0.682 ACRED TRAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 02/07/2023

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: WASHINGTON County Courthouse, Texas at the following location: At the south entrance of the Washington County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court



TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.**

The sale will begin at the earliest time stated above, or within three (3) hours after that time. 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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Pete Florez, Kristopher Holub, Evan Press, Cary Corenblum, Reid Ruple, Julian Perrine, Joshua Sanders, Kathleen Adkins, Amy Oian, Bobby Brown, Florence Rosas, Lando Rosas, Orlando Rosas, Paulette McCrary, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 01/10/2023.

/s/ Olufunmilola Oyekan SBOT No. 24084552, Attorney at
Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: Pete Florez

Printed Name: Pete Florez

C&M No. 44-22-2128

EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND containing 0.682 acres, situated in Washington County, Texas, being out of the P.H. Coe Survey, Abstract No. 31, in the City of Brenham, being all of Lot 4 and a portion of Lot 5 of the Dixie Addition to the City of Brenham (plat recorded in Plat Cabinet File No. 16B, 40A & 40B of the Plat Records of Washington County, Texas), and being all or a portion of a called 0.681 acre tract described in that deed from the Secretary of Housing and Urban Development to Kristen Metcalf, dated December 28, 2016, and recorded in Volume 1567, Page 418 of the Official Records of Washington County, Texas, said 0.682 acre tract being more particularly described as follows:

BEGINNING at a found $\frac{1}{2}$ inch iron rod, lying in the East margin of South Dixie Street (public street), marking the Southwest corner of Lot 3 of said Dixie Addition, the Northwest corner of Lot 4, the Northwest corner of the original called 0.681 acre tract (hereafter referred to as "original tract"), and the Northwest corner of the herein described tract;

THENCE departing said street margin, along the South line of Lot 3, with the North line of Lot 4, N 83deg 12min 35sec E, 199.69 ft., to a point near or in an existing chainlink fence line, lying in the West line of Lot 4 of Block A of said Dixie Addition, being the East line of the original Dixie Addition to the City of Brenham, marking the Southeast corner of Lot 3 (original addition), the Northeast corner of Lot 4 (original addition), and the Northeast corner of the herein described tract (a found $\frac{1}{4}$ inch pipe bears S 83deg 12min 35sec W, 0.54 ft. from this point for reference);

THENCE along a portion of the West line of Block A, with the East line of Lot 4 and Lot 5 (original addition), S 01deg 37min 29sec E, 198.84 ft., to a found $\frac{1}{2}$ inch iron rod in fence line (near fence corner), marking the Southeast corner of Lot 5 (original addition), the Northeast corner of Lot 6 (original addition), the Southeast corner of the original tract, and the Southeast corner of the herein described tract;

THENCE departing the West line of Block A, along a portion of the North line of Lot 6, with a portion of the South line of Lot 5, S 82deg 52min 54sec W, at 99.00 ft., passing a $\frac{1}{2}$ inch iron rod, found for reference, and **CONTINUING** for a TOTAL DISTANCE of 100.00 ft., to a point in concrete, near fence corner, marking the Southeast corner of the Mark S. Pieratt, et al called 9925.5 Sq.Ft. tract (Volume 1203, Page 706, Official Records of Washington County, Texas), marking a Southwest corner of the original tract, and marking a Southwest corner of the herein described tract;

THENCE along the East line of the Pieratt tract, with a West line of the original tract, N 01deg 27min 12sec W, 99.85 ft., to a found $\frac{1}{2}$ inch iron rod in concrete, at base of chainlink fence corner, lying in the North line of Lot 5, being the South line of Lot 4, marking the Northeast corner of the Pieratt tract, a re-entrant corner of the original tract, and marking a re-entrant corner of the herein described tract;

THENCE along the North line of the Pieratt tract, with a South line of the original tract, S 82deg 58min 29sec W, 100.01 ft., to a found $\frac{3}{8}$ inch iron rod, lying in the East margin of the aforementioned South Dixie Street, marking the Northwest corner of the Pieratt tract, the Northwest corner of Lot 5, the Southwest corner of Lot 4, a Southwest corner of the original tract, and a Southwest corner of the herein described tract;

THENCE along the East margin of said street, with a West line of the original tract, N 01deg 40min 00sec W (record bearing for the original tract, this line being the BASIS OF BEARING LINE for this survey), 100.00 ft., to the PLACE OF BEGINNING and containing 0.682 acres of land.

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.

NOTICE OF FORECLOSURE SALE

- 1 THE PROPERTY TO BE SOLD**
COMMONLY KNOWN AS

601 QUARRY, BRENNHAM, TEXAS 77833

LEGAL DESCRIPTION

- 2 THE DEED OF TRUST TO BE FORECLOSED UPON**
RECORDED IN REAL PROPERTY RECORDS OF
WASHINGTON COUNTY

RECORDED ON
MARCH 10, 2010

UNDER DOCUMENT
1171

- 3 THE SALE IS SCHEDULED TO BE HELD**

PLACE
SOUTH ENTRANCE OF THE COURTHOUSE OR AS
DESIGNATED BY THE COUNTY COMMISSIONER'S
OFFICE

DATE
FEBRUARY 7, 2023

TIME
1:00 - 4:00 PM

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 § 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.

OBLIGATIONS SECURED

The Deed of Trust executed by EUGENE PETERMAN and LINDA PETERMAN, provides that it secures the payment of the indebtedness in the original principal amount of \$ 98,692.72, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BORAIN CASTRO CAPITAL FUND - I, LLC is the current mortgagee of the note and deed of trust and BORAIN CASTRO CAPITAL FUND - I, LLC is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 8445 FREEPORT PARKWAY, SUITE 175, IRVING, TEXAS 75063, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

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.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS OR BOBBY BROWN, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, JONATHON AUSTIN, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard
Annarose M. Harding
Sara A. Morton
Jonathon Austin

GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH
A PROFESSIONAL LAW CORPORATION
1301 McKinney Street, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED

1/12/23

NAME

Pete Florez



TRUSTEE

EXHIBIT A - LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, PART OF THE N. WHITEHEAD SURVEY, A-108, BEING PART OF THE SAME LAND CALLED 17.15 ACRES AS DESCRIBED BY THE DEED FROM HAYS BOWERS AND MRS. MARY PENN BOWERS TO DAN MITCHELL AND WIFE, MAUD MITCHELL, DATED MARCH 5, 1947, AS RECORDED IN VOL. 150, PAGE 193, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS, OR BEING THE SAME LAND AS FENCED, CLAIMED, OR OTHERWISE USED ON THE GROUND BY THE MITCHELL ESTATE, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT;

BEGINNING AT A 1/2 INCH BENT IRON ROD FOUND AT THE BASE OF A RAILROAD TIE FENCE CORNER POST ON THE DIVISION LINE OF THE J.M. HARDEMAN SURVEY, A-142 AND SAID N. WHITEHEAD SURVEY, A-108, FOR THE WEST CORNER OF SAID ORIGINAL TRACT, BEING THE WEST CORNER OF THE TRACT DESCRIBED HEREIN, ALSO BEING ON THE FENCED SOUTHEAST LINE OF THE SAME LAND KNOWN AS THE ALICE RATLIFF TRACT CALLED 5.3 ACRES, ALSO BEING THE NORTH CORNER OF LOT 19 OF CEDAR OAKS SUBDIVISION, SECTION 1, ALSO BEING THE NORTHWEST END OF 0.599 ACRES WHICH IS SITUATED BETWEEN THE DEED LINE AND FENCED OCCUPATION LINE OF SAID MITCHELL ESTATE TRACT;

THENCE ALONG A PORTION OF SAID DIVISION LINE OF SAID SURVEYS FOR THE NORTHWEST LINE OF THE TRACT DESCRIBED HEREIN, BEING ALONG A PORTION OF THE FENCED SOUTHEAST LINE OF SAID RATLIFF TRACT AND ALONG A PORTION OF THE FENCED SOUTHEAST LINE OF R.J. O'MALLEY, ET AL, TRACT CALLED 34.76 ACRES, N 44° 37' 26" E (SAME LINE CALLED N 45° E IN THE DESCRIPTION OF SAID 17.15 ACRE TRACT) 536.18 FEET TO A 1/2 INCH IRON ROD SET AT THE BASE OF A 3 INCH CEDAR FENCE CORNER POST ON SAID SURVEY LINE FOR THE ACCLAIMED NORTH CORNER OF THIS TRACT AND BEING ON THE FENCED SOUTHEAST LINE OF SAID O'MALLEY TRACT;

THENCE ALONG AN EXISTING FENCE BEING USED FOR THE NORTHEAST LINES OF THE TRACT DESCRIBED HEREIN, BEING ALONG A PORTION OF THE ACCLAIMED NORTHEAST LINE OF SAID ORIGINAL MITCHELL TRACT, AS FOLLOWS: S 46° 18' 01" E 172.71 FEET TO A FENCE LINE ANGLE, S 43° 49' 49" E 516.40 FEET TO A FENCE LINE ANGLE, S 46° 51' 20" E 184.02 FEET TO A FENCE LINE ANGLE AND S 48° 37' 03" E 257.27 FEET TO A 3/4 INCH IRON PIPE FOUND AT THE BASE OF A RAILROAD TIE FENCE CORNER POST FOR THE ACCLAIMED UPPER EAST CORNER OF THIS TRACT, BEING THE NORTH CORNER OF THE RUFUS JONES, JR., ET UX, TRACT CALLED 0.401 ACRES, AS DESCRIBED IN THE DEED RECORDED IN VOL. 267, PAGE 508, IN SAID DEED RECORDS OF WASHINGTON COUNTY, TEXAS;

THENCE ALONG THE NORTHWEST LINE OF SAID JONES TRACT FOR AN UPPER SOUTHEAST LINE OF THIS TRACT, S 27° 38' 38" W 258.57 FEET TO A 1/2 INCH IRON ROD SET FOR AN INTERIOR ELL CORNER OF THIS TRACT, BEING THE WEST CORNER OF SAID JONES TRACT;

THENCE ALONG THE SOUTHWEST LINE OF SAID JONEST TRACT, S 53° 51' 22" E 69.70 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTHWEST SIDE OF QUARRY ROAD (ALSO KNOWN AS COUNTY ROAD NO.53) FOR AN EAST CORNER OF THIS TRACT;

THENCE ALONG THE NORTHWEST SIDE OF SAID QUARRY ROAD FOR THE SOUTHEAST LINE OF THE TRACT DESCRIBED HEREIN, S 27° 28' 38" W 68.88 FEET TO AN ANGLE POINT AND S 28° 37' 56" W 251.21 FEET TO A 1/2 INCH IRON ROD SET ON SAID ROAD MARGIN FOR THE SOUTH CORNER OF SAID ORIGINAL TRACT, BEING THE SOUTH CORNER OF THE TRACT DESCRIBED HEREIN, BEING THE EAST CORNER OF SAID 0.599 ACRES; THENCE ALONG THE APPARENT SOUTHWEST LINE OF SAID ORIGINAL TRACT CALLED 17.15 ACRES AS DESCRIBED IN VOL. 150, PAGE 193, FOR THE SOUTHWEST LINE OF THE TRACT DESCRIBED HEREIN, N 45° 22' 34" W (SAME LINE CALLED N 45° W IN THE DESCRIPTION OF SAID 17.15 ACRES) 1363.69 FEET TO THE PLACE OF BEGINNING AND CONTAINING 15.357 ACRES OF LAND