

**FILED FOR RECORD**

\_\_\_\_\_ O'CLOCK \_\_\_\_\_ M

APR 19 2023

VANESSA JAMES, County Clerk  
JACK COUNTY, TEXAS

BY \_\_\_\_\_ DEPUTY

**TRUSTEE'S NOTICE OF SALE**

Date: April 14, 2023

Trustee: Jess N. Turner, III

Address of Trustee: P. O. Box 930  
(455 Elm Street, Suite 100)  
Graham, Texas 76450

Holder of Note and Lien: Gaylene Schlittler Storms

Note: Promissory Note in original principal amount of \$1,080,261.00

Deed of Trust:

Date: December 13, 2021

Grantor: Vista Homes, LLC, a Texas Limited Liability Company

Lender: Gaylene Schlittler Storms

Recording

Information: Instrument No. 20220000704, Official Public Records,  
Jack County, Texas

Property: See attached Exhibit A.

County: Jack County, Texas

Date of Sale (first Tuesday of month): June 6, 2023. The earliest time at  
which the sale shall occur is 10:00  
a.m.

Time of Sale: 10:00 a.m.

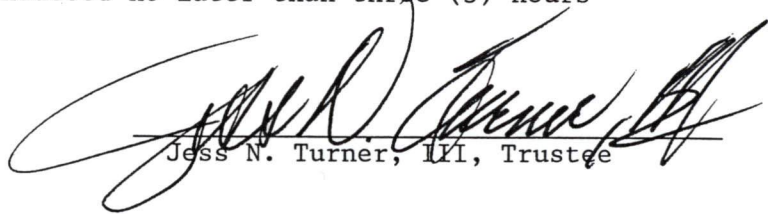
Place of Sale of Property: On West front steps of Jack County Courthouse  
in Jacksboro, Jack County, Texas

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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 of Notice: Jess N. Turner, III  
Turner & Allen, P.C.  
P. O. Box 450  
455 Elm Street, Suite 100  
Graham, Texas 76450

Holder of the Note and Lien has appointed Jess N. Turner, III, as Trustee under the Deed of Trust. Holder of the Note and Lien has instructed Trustee to offer the property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, 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 (3) hours thereafter.



Jess N. Turner, III, Trustee

Exhibit A

(Attached To and Made a Part of Notice of Trustee's Sale  
by Jess N. Turner, III, Dated April 14, 2023)

A tract of land in Jack County, Texas containing 342.94 acres, being within the Isaac Hughson Survey, Abstract No. 256, the D. B. Leffel Survey, Abstract No. 1970, the C. E. Leffel Survey, Abstract No. 1971, the T. & N. O. R. R. Company Survey No. 3, Abstract No. 852 and the T. E. & L. Company Survey No. 2739, Abstract No. 780 and being part of those lands described in a deed from William Derace Schlittler to Gaylene Schlittler Storms recorded in Volume 800, Page 772 of the Official Public Records of Jack County, Texas, said 342.94 acre tract being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found in a stone mound about 3 feet north of a fence corner, said iron rod marks the northeast corner of the T. E. & L. Company Survey No. 2739, Abstract No. 780;

THENCE with the east line of said T. E. & L. Company Survey No. 2739, South 00 degrees 32 minutes 13 seconds West for a distance of 2316.02 feet to a 5/8 inch capped iron rod found marking the most northerly northeast corner of a called 98.28 acre tract described in Instrument No. 20210000652 of the Official Public Records of Jack County, Texas;

THENCE with the north line of said 98.28 acre tract, North 88 degrees 27 minutes 38 seconds West for a distance of 1287.27 feet to a 5/8 inch capped iron rod found marking the northwest corner of said 98.28 acre tract;

THENCE with the west line of said 98.28 acre tract, South 15 degrees 30 minutes 17 seconds East for a distance of 1536.85 feet to a 5/8 inch capped iron rod found for corner;

THENCE continuing with the west line of said 98.28 acre tract, South 02 degrees 54 minutes 13 seconds West for a distance of 807.06 feet to a 5/8 inch capped iron rod found for corner;

THENCE continuing with the west line of said 98.28 acre tract, South 16 degrees 06 minutes 45 seconds West for a distance of 908.53 feet to a 5/8 inch capped iron rod found for corner;

THENCE continuing with the west line of said 98.28 acre tract, South 51 degrees 36 minutes 41 seconds West for a distance of 258.88 feet to a 5/8 inch capped iron rod found for corner;

THENCE continuing with the west line of said 98.28 acre tract, South 21 degrees 23 minutes 35 seconds West for a distance of 1607.11 feet to a 4 inch pipe post fence corner found marking the southwest corner of said 98.28 acre tract, said fence corner is in the south line of a called 161.1 acre tract described in Volume 573, Page 861 of the Deed Records of Young County, Texas;

THENCE with the south line of said 161.1 acre tract, North 89 degrees 47 minutes 21 seconds West for a distance of 466.20 feet to a 5/8 inch capped iron rod set at the southwest corner of said 161.1 acre tract;

THENCE with the west line of said 161.1 acre tract, North 00 degrees 08 minutes 41 seconds East for a distance of 3765.92 feet to a 5/8 inch capped iron rod set at the northwest corner of said 161.1 acre tract in the south line of the T. E. & L. Company Survey No. 2739, Abstract No. 780;

THENCE with the south line of said T. E. & L. Company Survey No. 2739, North 88 degrees 08 minutes 13 seconds West for a distance of 1073.60 feet to a 4 inch pipe post fence corner found marking the southwest corner of said T. E. & L. Company Survey No. 2739;

THENCE with the west line of said T. E. & L. Company Survey No. 2739, North 00 degrees 48 minutes 04 seconds East for a distance of 3401.98 feet to a 60d nail found at the south base of a cedar post fence corner, said nail marks the northwest corner of said T. E. & L. Company Survey No. 2739;

THENCE with the north line of said T. E. & L. Company Survey No. 2739, South 88 degrees 14 minutes 51 seconds East for a distance of 3463.60 feet to the POINT OF BEGINNING.