

NOTICE OF [SUBSTITUTE] 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.**

FILE No. 8553  
County Clerk, Victoria County, Texas

1. **Date, Time, and Place of Sale.**

Date: July 01, 2014

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

Place: AREA IN FRONT OF THE EAST DOOR OF THE VICTORIA COUNTY COURTHOUSE BUILDING LOCATED AT 115 N. BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 07, 2007 and recorded in Document CLERK'S FILE NO. 200715665; AS AFFECTED BY REFILED DEED OF TRUST CLERK'S FILE NO. 200800258, CORRECTION AFFIDAVIT CLERK'S FILE NO. 201208288 AND LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 201309119 real property records of VICTORIA County, Texas, with JENNIFER PERRY AND STEPHEN PERRY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JENNIFER PERRY AND STEPHEN PERRY, securing the payment of the indebtednesses in the original principal amount of \$67,770.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

6. **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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK  
999 N.W. GRAND BLVD STE 110  
OKLAHOMA CITY, OK 73118-6077

\_\_\_\_\_  
JO WOOLSEY, W. D. LAREW, W. L. LAREW, OR VICKI HAMMONDS

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

FILED

2014 APR 28 P 12:28

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



NOS0000004355624

EXHIBIT "A"
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BEING A 0.549 ACRE TRACT OF LAND AND BEING ALL OF LOTS 9 AND 10 AND A PORTION OF LOT 11, ALL IN BLOCK 8, SHADY OAKS SECTION II (PLAT RECORDED IN VOLUME 4, PAGE 39 OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS) SAID 0.549 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN EXISTING 5/8 INCH IRON ROD IN THE SOUTHEAST RIGHT-OF-WAY LINE OF HOLLY LANE, (55.6 FEET IN WIDTH), SAID IRON ROD BEING THE MOST WESTERN CORNER OF LOT 9, SAME BEING THE MOST NORTHERN CORNER OF LOT 8 OF SAID BLOCK 8, SAID IRON ROD AND PLACE OF BEGINNING ALSO BEING THE MOST WESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 42 DEG 12' 00" E, A DISTANCE OF 126.05 FEET ALONG THE SAID SOUTHEAST RIGHT-OF-WAY LINE OF HOLLY LANE, SAME BEING THE NORTHWEST LINE OF SAID LOT 9 TO AN EXISTING 5/8 INCH IRON ROD MARKING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING AT THE INTERSECTION OF SAID SOUTHEAST RIGHT-OF-WAY LINE OF HOLLY LANE AND THE SOUTHWEST RIGHT-OF-WAY LINE OF REASER DRIVE (55.6 FEET IN WIDTH), SAID IRON ROD ALSO BEING A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, IN AN EASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, (CHORD BEARING AND DISTANCE: S 87 DEG 00' 00" E, 38.75 FEET) AN ARC DISTANCE OF 44.33 FEET TO AN EXISTING 5/8 INCH IRON ROD IN THE SOUTHWEST RIGHT-OF-WAY LINE OF REASER DRIVE, SAID IRON ROD BEING THE POINT OF TANGENCY OF SAID CURVE AND A CORNER OF SAID LOT 9, SAID IRON ROD ALSO BEING A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 36 DEG 12' 00" E, (BASE BEARING SHOWN ON RECORDED PLAT) A DISTANCE OF 130.88 FEET ALONG THE SAID SOUTHWEST RIGHT-OF-WAY LINE OF REASER DRIVE, SAME BEING THE NORTHEAST LINES OF 9 AND 10 AND A PORTION OF LOT 11, TO AN EXISTING 5/8 INCH IRON ROD, SAID IRON ROD BEING THE MOST EASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 59 DEG 06' 00" W, A DISTANCE OF 77.08 FEET TO AN EXISTING 5/8 INCH IRON ROD MARKING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 36 DEG 12' 00" E, A DISTANCE OF 33.59 FEET TO A 5/8 INCH IRON ROD SET IN THE SOUTHEAST LINE OF SAID LOT 11, SAME BEING THE NORTHWEST LINE OF LOT 12, SAID IRON ROD BEING A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 53 DEG 48' 00" W, A DISTANCE OF 76.75 FEET ALONG THE COMMON LINE BETWEEN THE SAID LOTS 11 AND 12 TO AN EXISTING 5/8 INCH IRON ROD IN THE NORTHEAST LINE OF LOT 8, SAID IRON ROD BEING THE MOST SOUTHERN CORNER OF SAID LOT 11, SAME BEING THE MOST WESTERN CORNER OF SAID LOT 12, SAID IRON ROD ALSO BEING THE MOST SOUTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 36 DEG. 12' 00" W, A DISTANCE OF 156.49 FEET ALONG THE NORTHEAST LINE OF SAID LOT 8, SAME BEING THE SOUTHWEST LINE OF LOTS 11, 10, AND 9 TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 0.549 ACRE OF LAND, MORE OR LESS.



**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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FILE No. 8554  
County Clerk, Victoria County, Texas

**1. Date, Time, and Place of Sale.**

Date: July 01, 2014

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

Place AREA IN FRONT OF THE EAST DOOR OF THE VICTORIA COUNTY COURTHOUSE BUILDING LOCATED AT 115 N. BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 10, 2007 and recorded in Document CLERK'S FILE NO. 200713238 real property records of VICTORIA County, Texas, with GAUDELIO MORIN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by GAUDELIO MORIN, securing the payment of the indebtednesses in the original principal amount of \$69,351.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described as follows:

BEING LOT NUMBER TWO (2), IN BLOCK NUMBER FIVE (5), OF CRESTWOOD SOUTH ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 298, PAGE 367 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES

**6. 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK  
999 N.W. GRAND BLVD STE 110  
OKLAHOMA CITY, OK 73118-6077

JO WOOLSEY, W. D. LAREW, W. L. LAREW, OR VICKI HAMMONDS  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

**FILED**

2014 APR 28 P 12:28  
  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



NOS00000004376828

FILE No. 8555  
County Clerk, Victoria County, Texas  
**NOTICE OF TRUSTEE'S SALE**

**FILED**  
RD  
2014 APR 29 A 9:06

*[Signature]*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

THE STATE OF TEXAS §  
§  
COUNTY OF VICTORIA §

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, Monroe V. Joshua, as President of Thom Joshua Enterprises, LLC, on or about August 2, 2007 executed a Deed of Trust, Assignment of Rents, Security Agreement and Financing Statement conveying to Richard A. Bothe, Jr., as Trustee, the real estate hereinafter described to secure a Promissory Note of even date therewith in the principal amount of Five Hundred Twenty Two Thousand Two Hundred and No/100 Dollars (\$522,200.00) and payable to the International Bank of Commerce, the Deed of Trust being recorded under Clerk's Instrument #200710137 of the Official Public Records of Victoria County, Texas; and

WHEREAS, Monroe V. Joshua, as President of Thom Joshua Enterprises, LLC, on or about September 17, 2012 executed a Deed of Trust, Assignment of Rents, Security Agreement and Financing Statement conveying to Derek J. Schmidt, as Trustee, the real estate hereinafter described to secure a Promissory Note of even date therewith in the principal amount of Eighteen Thousand Seven Hundred Thirty Seven and 73/100 Dollars (\$18,737.73) and payable to the International Bank of Commerce, the Deed of Trust being recorded under Clerk's Instrument #201210992 of the Official Public Records of Victoria County, Texas; and

WHEREAS, checking account number 2-----127 and checking account number 3-----401 (four digits only are given for each account for purposes of privacy under

the banking regulations) are closed, overdrawn checking accounts entitled to be recovered by offset as provided for under the Bank's documents and the Bank by this notice intends to exercise its rights of offset from the sales proceeds of the real estate at the foreclosure of the above described real properties, all being legal obligations due and owing by this depositor, Thom Joshua Enterprise LLC; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned Trustee to perform the duties under the Deeds of Trust and to post notice in accordance with applicable law and sell the subject property, without waiving any rights or remedies that the Note Holder has against Maker, or any other parties obligated for payment of the Note and to exercise the Bank's right of offset from any monies received in the foreclosure sale; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 3rd day of June, 2014, that David Roberts, one of the Substitute Trustee's designated in that certain appointment of Substitute Trustee, or such Substitute Trustee as may be appointed by the holder of the above described Promissory Notes, will sell said real estate in the area in front of east door of courthouse facing North Bridge Street, Victoria, Victoria County, Texas, as designated by the County Commissioners Court, Victoria County, Texas, to the highest bidder for cash. The earliest time said sale will occur will be 10:00 a.m. on said date, but the sale will be held no later than 1:00 p.m. on said date.

Said real estate is described as follows:

BEING an 852.28 acre tract of land situated in the John Lin Survey, Abstract 248, Victoria County, Texas, being that (called) 834.75 acre tract conveyed to

Vic Salinas and Monroe Joshua by Trustees Deed recorded in Instrument #200109705, save and except, a 5.00 acre tract conveyed to Monroe Joshua by deed recorded in Instrument #200406373 in the Office of the County Clerk of Victoria County, Texas and a 1.00 acre private cemetery, and this 852.28 acre tract being more particularly described by metes and bounds on Exhibits "A", together with an Access Easement more fully described on Exhibit "B" attached hereto and made a part hereof for any and all purposes.

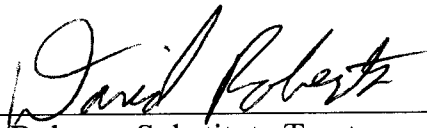
SUBJECT TO all easements, restrictions, oil, gas and mineral reservations and other documents appearing of record in the Office of the County Clerk of Victoria County, Texas affecting the above described property.

FURTHER SUBJECT, HOWEVER, TO any title exceptions and other matters set forth in the Deed of Trust described above or as may appear of record in the Office of the County Clerk of Victoria County, Texas, any ad valorem taxes that may be owing against the above described property, and to any rights of parties in possession of the above described property.

The sale of the property will be made "AS IS", and there will be no warranty relating to the title or the condition of the property.

**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 29<sup>th</sup> day of April, 2014.

  
\_\_\_\_\_  
David Roberts, Substitute Trustee

State of Texas  
County of Victoria

Being a 852.28 acre tract of land situated in the John Linn Survey, Abstract 248 and being that (called) 834.75 acre tract conveyed to Vic Salinas and Monroe Joshua by Trustees Deed recorded in Instrument No. 200109705 save and except a 5.00 acre tract conveyed to Monroe Joshua by deed recorded in Instrument No. 200406373 and a 1.00 acre private cemetery, and this 852.28 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set in the northeast bank of the Coleta Creek for the south corner of a 360 acre tract conveyed to Mrs. Kate Warden Lowery by deed recorded in Volume 126, Page 613 of the Deed Records of Victoria County, Texas and for the west corner of the said (called) 834.75 acre tract and for the west corner of the herein described 852.28 acre tract;

THENCE N 52° 53' 24" E, with the southeast line of the said Lowery 360 acre tract and the northeast line of the said (called) 834.75 acre tract, at 163.92 feet pass a set 5/8 inch iron rod on the high bank of the said Coleta Creek, continuing for a total distance of 1542.16 feet to an existing 5/8 inch iron rod in the east terminus of a road easement from U.S. Highway 77 described by deed recorded in Volume 974, Page 305 of the Deed Records of Victoria County, Texas, to the said ( called ) 834.75 acre tract and at the beginning of a road easement for the above mentioned 5.00 acre tract and for an angle point of the herein described 852.28 acre tract;

THENCE N 53° 15' 05" E, continuing with the southeast line of the said Lowery 360 acre tract and the northeast line of the said (called) 834.75 acre tract, at 6278.19 pass a set 5/8 inch iron rod for reference, continuing for a total distance of 6281.19 feet to a point on the west bank of the Guadalupe River for a corner of the herein described 852.28 acre tract;

THENCE with the meanders of the west bank of the said Guadalupe River the following metes and bounds:

N 76°04'39" E for a distance of 196.67 feet;  
N 48°52'20" E for a distance of 246.07 feet;  
N 24°20'42" E for a distance of 463.97 feet;  
N 49°50'01" E for a distance of 197.87 feet;  
S 65°29'57" E for a distance of 111.12 feet;  
S 11°23'59" E for a distance of 426.71 feet;  
S 00°27'28" W for a distance of 285.36 feet;  
S 20°30'43" W for a distance of 580.05 feet;  
S 35°30'57" W for a distance of 475.69 feet;  
S 16°47'30" W for a distance of 382.98 feet;  
S 21°50'38" E for a distance of 562.16 feet;  
S 28°19'31" W for a distance of 131.32 feet;  
N 51°31'49" W for a distance of 220.85 feet;  
N 09°12'19" W for a distance of 298.68 feet;  
N 29°17'02" W for a distance of 201.48 feet;  
N 81°11'49" W for a distance of 215.17 feet;  
S 45°25'31" W for a distance of 246.77 feet;  
S 84°48'11" W for a distance of 295.10 feet;  
N 87°20'17" W for a distance of 369.07 feet;  
S 39°34'30" W for a distance of 154.89 feet;  
S 20°46'48" E for a distance of 324.06 feet;  
S 38°11'27" E for a distance of 263.07 feet;  
S 25°50'35" E for a distance of 812.85 feet;

S 44°06'54" E for a distance of 260.02 feet;  
S 62°21'05" E for a distance of 288.98 feet;  
S 79°46'23" E for a distance of 316.99 feet;  
S 48°47'07" E for a distance of 135.17 feet;  
S 02°14'12" W for a distance of 135.28 feet;  
S 35°06'26" W for a distance of 357.41 feet;  
S 08°23'49" E for a distance of 227.69 feet;  
S 40°45'48" E for a distance of 225.89 feet;  
S 79°58'54" E for a distance of 537.76 feet;  
N 80°41'21" E for a distance of 392.61 feet;  
S 66°26'12" E for a distance of 302.48 feet;  
S 32°57'41" E for a distance of 249.97 feet;  
S 03°32'25" W for a distance of 345.59 feet;  
S 14°40'39" E for a distance of 215.41 feet;  
S 28°29'38" E for a distance of 331.78 feet;  
S 47°57'06" E for a distance of 232.90 feet;  
S 76°07'05" E for a distance of 202.69 feet;  
N 58°33'08" E for a distance of 118.17 feet;  
N 44°18'43" E for a distance of 326.77 feet;  
N 31°34'16" E for a distance of 340.50 feet;  
N 18°54'39" E for a distance of 358.26 feet;  
N 63°59'17" E for a distance of 54.66 feet;  
S 17°48'29" E for a distance of 65.04 feet;  
S 06°04'22" E for a distance of 326.02 feet;  
S 09°20'51" W for a distance of 310.42 feet;  
S 13°32'46" E for a distance of 609.75 feet;  
S 31°25'15" E for a distance of 387.90 feet;  
S 17°59'24" W for a distance of 92.86 feet;  
S 69°36'52" W for a distance of 456.17 feet;  
S 42°22'37" W for a distance of 315.37 feet;  
S 31°40'34" W for a distance of 452.55 feet;  
S 51°03'51" W for a distance of 400.06 feet;  
S 24°06'34" W for a distance of 195.70 feet;  
S 08°18'34" W for a distance of 186.06 feet;  
S 13°43'51" E for a distance of 218.40 feet;  
S 04°54'45" W for a distance of 157.65 feet;  
S 69°19'12" W for a distance of 74.19 feet;  
N 54°44'23" W for a distance of 226.63 feet;  
N 21°44'50" W for a distance of 238.02 feet;  
N 44°54'02" W for a distance of 229.98 feet;  
N 78°56'46" W for a distance of 205.91 feet;  
S 70°54'15" W for a distance of 145.59 feet;  
S 30°06'07" W for a distance of 122.44 feet;  
S 14°27'51" W for a distance of 316.52 feet;  
S 07°22'07" E for a distance of 347.67 feet;  
S 22°08'59" E for a distance of 203.09 feet;

THENCE S 29°19'25" E for a distance of 266.22 feet to a point where the west bank of the said Guadalupe River intersects the northeast bank of the said Coleta Creek;



THENCE with the northeast bank of the said Coloto Creek the following metes and bounds;

N 56°07'24" W for a distance of 270.13 feet;  
N 46°23'34" W for a distance of 204.22 feet;  
N 75°49'00" W for a distance of 166.19 feet;  
S 85°24'57" W for a distance of 368.24 feet;  
S 42°26'29" W for a distance of 149.68 feet;  
S 21°52'54" W for a distance of 132.55 feet;  
S 01°56'27" W for a distance of 202.55 feet;  
S 05°56'15" E for a distance of 218.28 feet;  
S 05°05'04" W for a distance of 128.41 feet;  
S 62°50'24" W for a distance of 73.65 feet;  
S 84°21'01" W for a distance of 162.02 feet;  
N 68°06'49" W for a distance of 146.71 feet;  
N 61°45'03" W for a distance of 204.37 feet;  
N 54°42'35" W for a distance of 355.83 feet;  
N 49°49'01" W for a distance of 236.78 feet;  
N 44°47'55" W for a distance of 162.84 feet;  
N 27°17'00" W for a distance of 71.36 feet;  
N 07°51'19" W for a distance of 238.31 feet;  
N 34°38'27" E for a distance of 148.41 feet;  
N 22°48'24" E for a distance of 111.35 feet;  
N 15°32'42" E for a distance of 157.99 feet;  
N 30°34'53" W for a distance of 276.02 feet;  
N 55°17'27" W for a distance of 108.69 feet;  
N 76°44'39" W for a distance of 146.01 feet;  
N 69°47'51" W for a distance of 129.38 feet;  
N 65°28'58" W for a distance of 455.43 feet;  
N 62°59'35" W for a distance of 817.46 feet;  
N 76°15'47" W for a distance of 95.21 feet;  
N 59°47'21" W for a distance of 542.45 feet;  
N 52°07'27" W for a distance of 640.11 feet;  
N 55°46'26" W for a distance of 1854.73 feet;  
N 69°04'09" W for a distance of 552.01 feet;

THENCE N 62°03'02" W for a distance of 878.15 feet to the Point of Beginning, in all containing 852.28 acres of land save and except the said 5.00 acre tract and a 1.00 acre tract reserved for a private cemetery for a total of 846.28 acres of land;

Bearings are referenced to the northeast line of the said 852.28 acre tract and based on NAD 27 Datum, Texas South Central Zone.

BEING along the center line of a road easement, 30 feet in width, situated in the John Linn Survey, Abstract No. 248, Victoria County, Texas, the same being across Lot No. 6, as listed under (d) a 360 acre tract of land constituting Lots 5 and 6, conveyed to Mrs. Kate Warden Lowery by Partition Deed from James J. Warden and wife, Mrs. Elizabeth P. Warden, dated December 6, 1929 and recorded in Volume 126, Page 613-615 of the Deed Records of said County, the center line of said 30 foot easement being described as follows:

BEGINNING at a 5/8 inch iron rod set in the common line with the Tom Joshua Estate 533.75 acre tract of land as recorded in Volume 44, Page 133 of the Deed Records of said County, and the above referred to 360 acre tract, the said place of beginning being N 54° 00' 00" E a distance of 1377.83 feet from a 5/8 inch iron rod found at the south corner of said Lot No. 6, on the east bank of Coletto Creek, the same being at the west corner of said Joshua tract of land.

THENCE N 68° 23' 18" W a distance of 2611.98 feet terminating at a 5/8 inch iron rod set in the west right-of-way line of U. S. Highway No. 77, as widened for service road, the same being S 23° 21' 48" W a distance of 374.11 feet from a 1/2 inch iron rod found at the point where the said right-of-way line intersects with the northeast line of said Lot No. 6.