

**Notice of Postponement of Foreclosure Sale**

**STATE OF TEXAS** )

**COUNTY OF YOUNG** )

Public notice is hereby given that the foreclosure sale previously announced by Toby L. Reddell, acting as Substitute Trustee pursuant to the deed of trust executed by Vista Homes, LLC, dated December 17, 2021 and recorded on December 21, 2021 in Instrument 21004246 of the real property records of Young County, Texas, for Tuesday February 7, 2023, for the following described property has been postponed:

**Legal Description:**

BEING 152.31 acres out of the George Dedrick Survey, Abstract No. 75, Young County, Texas and being those certain tracts conveyed to Lola Jane Andrews by deeds recorded in Volume 806, Page 447; Volume 818, Page 785; Volume 808, Page 836; and Volume 1129, Page 54 and that certain tract conveyed to Jim Andrews and Lola Andrews by deed recorded in Volume 1190, Page 6659, Young County, Texas and being more particularly described as follows:

BEGINNING at a fence post, found in place, on the South line of that certain tract conveyed to M J Indian Mountain, LLC by deed recorded in Volume 1010, Page 857, said point being the Northeast corner of that certain tract conveyed to Emma Joyce Rehberg by deed recorded in Volume 532, Page 270 and being by deed call - S 89D 37' 00" E, a distance of 1659.80 feet from the Northwest corner of said George Dedrick Survey, for the Northwest corner of this tract;

THENCE S 89D 40' 39" E, along and with the South line of said M J Indian Mountain, LLC tract, a distance of 3874.92 feet to a fence post, found in place, on the West line of F. M. Highway No. 1191, for the Northeast corner of this tract;

THENCE S 39D 21' 13" W, along and with the West line of said F. M. Highway No. 1191, a distance of 479.63 feet to a ½ inch iron rod, set, at the P. C. of a curve to the left;

THENCE Southwesterly, along and with the West line of said F. M. Highway No. 1191 and along and with said curve to the left having a radius of 1984.84 feet, the chord of which bears S 29D 03' 30" W, a distance of 710.77 feet, arc distance of 714.63 feet to a P. K. nail, set, in Finis Road, for the most Northerly Southeast corner of this tract;

THENCE S 54D 33' 52" W, along and with the centerline of said Finis Road, a distance of 350.34 feet to a P. K. nail, set, at the P. C. of a curve to the right;

THENCE Southwesterly, along and with the centerline of said Finis Road and along and with said curve to the right having a radius of 1152.53 feet, the chord of which bears S 63D 12' 26" W, a distance of 346.38 feet, arc distance of 347.70 feet to a P. K. nail, set, at

the P. T. of said curve;

THENCE S 71D 50' 11" W, along and with the centerline of said Finis Road, a distance of 330.07 feet to a P. K. nail, set, at the P. C. of a curve to the right;

THENCE Southwesterly, along and with the centerline of said Finis Road and along and with said curve to the right having a radius of 500.00 feet, the chord of which bears S 82D 09' 13" W, a distance of 179.10 feet, arc distance of 180.07 feet to a P. K. nail, set, in the centerline of Chestnut Road, for an angle point of this tract;

THENCE S 03D 17' 50" W, along and with the centerline of said Chestnut Road, a distance of 644.55 feet to a P. K. nail, set, for an angle point of this tract;

THENCE S 02D 47' 23" W, along and with the centerline of said Chestnut Road, a distance of 392.30 feet to a P. K. nail, set, for an angle point of this tract;

THENCE S 00D 14' 45" W, along and with the centerline of said Chestnut Road, a distance of 242.27 feet to a P. K. nail, set, for the most Southerly Southeast corner of this tract;

THENCE N 89D 36' 00" W, a distance of 941.96 feet to a ½ inch iron rod, set, on the Northeast line of that certain tract conveyed to B. Ellis Burgess, as Trustee for the B. Ellis Burgess Revocable Living Trust by deed recorded in Volume 876, Page 488, for the most Southerly Southwest corner of this tract;

THENCE N 47D 14' 15" W, generally along an existing fence, a distance of 254.80 feet to a ½ inch iron rod, set, for an angle point of this tract;

THENCE N 45D 15' 50" W, generally along an existing fence, a distance of 796.13 feet to a fence post, found in place, for an angle point of this tract;

THENCE N 15D 32' 40" E, generally along an existing fence and along and with the East line of that certain tract conveyed to Oran B. Chestnut by deed recorded in Volume 532, Page 270, at 809.08 feet a 3/8 inch iron rod, found in place, a total distance of 848.78 feet to a 60d nail, found in place, in the centerline of said Finis Road, for an angle point of this tract;

THENCE N 65D 18' 34" W, along and with the centerline of said Finis Road, a distance of 869.91 feet to a P.K. nail, set, said point being the Southeast corner of said Rehberg tract, for the most Northerly Southwest corner of this tract;

THENCE N 15D 15' 21" E, along and with the East line of said Rehberg tract, a distance of 242.81 feet to a fence post, found in place, for an angle point of this tract;

THENCE N 13D 30' 05" E, along and with the East line of said Rehberg tract, a distance of 638.79 feet to the place of beginning and containing 152.31 acres.

The foreclosure sale is hereby reset to March 7, 2023.

Dated February 7, 2023.



Toby L. Reddell  
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**FILED FOR RECORD**

**FEB 07 2023**

**ANN FORD, COUNTY CLERK  
YOUNG COUNTY, TEXAS**