

Our Case No. 23-06620-FC

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF AUSTIN

Deed of Trust Date:
January 31, 2018

Property address:
5626 HENRY ST
WALLIS, TX 77485

Grantor(s)/Mortgagor(s):
DONNA L. HOFFMAN, SINGLE WOMAN

LEGAL DESCRIPTION: A TRACT OR PARCEL OF LAND CONTAINING 0.4959 ACRES, (21,600 SQUARE FEET), SITUATED IN THE JACOB STEVENS LEAGUE, ABSTRACT NO. 93, CITY OF WALLIS, AUSTIN COUNTY, TEXAS, BEING THAT CERTAIN CALLED 11,250 SQUARE FOOT TRACT OF LAND AS CONVEYED TO HENRY J. VALERIAN AND WIFE, GEORGIA VALERIAN BY INSTRUMENT RECORDED IN VOLUME 238, PAGE 106, OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, ALONG WITH AND IN ADDITION TO THAT CERTAIN CALLED 11,250 SQUARE FOOT TRACT OF LAND AS CONVEYED TO HENRY J. VALERIAN AND WIFE, GEORGIA VALERIAN BY INSTRUMENT RECORDED IN VOLUME 220, PAGE 301, OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, SAID 0.4959 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: VOLUME 238, PAGE 106, OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS). BEGINNING at a capped, (Precision Surveyors), iron rod set for the intersection of the north right-of-way line of Henry Street with the east right-of-way line of South 9th Street, same being the southwest corner and POINT OF BEGINNING of the herein described tract, Thence, North, along the east right-of-way line of South 9th Street, a distance of 144.00 feet, (Call 150.00 feet); to a 1/2" iron pipe found for the southwest corner of that certain called 16,324 square foot tract of land as conveyed to Jerry J. Ondruch and Helen M. Ondruch Revocable Living Trust by instrument recorded in Volume 772, Page 306, of the Deed Records of Austin County, Texas, same being the northwest corner of the herein described tract; Thence, East, along the common line of said 16,324 Square Foot Tract, a distance of 150.00 feet to a 3/4" iron rod found for the northwest corner of that certain called 10,751 square foot tract of land as conveyed to Randolph W. Petter by instrument recorded in Volume 507, Page 656, of the Deed Records of Austin County, Texas, same being the northeast corner of the herein described tract; Thence, South, along the common line of said 10,751 Square Foot Tract, a distance of 144.00 feet, (Call 150.00 feet), to a 3/4" iron rod found on the north right-of-way line of Henry Street for the southwest corner of said 10,751 Square Foot Tract, same being the southeast corner of the herein described tract; Thence, West, along the north right-of-way line of Henry Street, a distance of 150.00 feet to the POINT OF BEGINNING and containing 0.4959 acres or 21,600 square feet of land, more or less.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: MARCH 5, 2024

Property County: AUSTIN

Original Trustee: ALLAN B. POLUNSKY

Recorded on: February 7, 2018
As Clerk's File No.: 180502
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee:
Megan Randle, Robert Randle, Ebbie Murphy, Chloe Christensen, Rebecca Bolton, Debby Jurasek, Marinosei Law Group PC

FILED

Substitute Trustee Address:
c/o Marinosei Law Group, PC
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

2024 FEB -2 PM 3: 01

Andria Cardenas
COUNTY CLERK
AUSTIN COUNTY, CLERK

2024-0005

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 current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Megan Randle, Robert Randle, Ebbie Murphy, Chloe Christensen, Rebecca Bolton, Debby Jurasek, Marinosci Law Group PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MARCH 5, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than **01:00 PM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Austin County Courthouse, One East Main, Bellville, TX 77418 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

PENNYMAC LOAN SERVICES, LLC , who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the Unites 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.

WITNESS MY HAND, 1/26/24

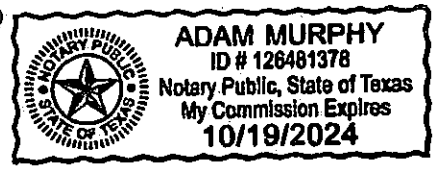
MARINOSCI LAW GROUP, PC
By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 26 day of JAN 2024, personally appeared SAMMY HOODA, a known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)



[Signature]
Notary Public for the State of TEXAS
My Commission Expires: 10-19-24
Adam Murphy
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 23-06620

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001

NOTICE OF FORECLOSURE 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 OR 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.

1. *Property to Be Sold.* The property to be sold is described as follows: BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 2.000 ACRES OF LAND, MORE OR LESS, IN THE GEORGE W. LANG SURVEY, ABSTRACT 258, AUSTIN COUNTY, TEXAS, SAME BEING ALL THAT CERTAIN CALLED 2.000 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 472, PAGE 634 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, SAID 2.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING IN THE COMMON NORTHEASTERLY LINE OF THAT CERTAIN CALLED 45.3778 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 510, PAGE 873 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, SAME BEING THE COMMON MOST SOUTHERLY CORNER OF THAT CERTAIN CALLED 1.45 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 768, PAGE 880 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, AND SAME BEING THE POINT OF BEGINNING AND MOST WESTERLY CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH SAID COMMON LINE, NORTH 41 DEGREES 31 MINUTES 00 SECONDS EAST (CALLED NORTH 41 DEGREES 31 MINUTES 00 SECONDS EAST) (BASIS OF BEARINGS) PASS AT A DISTANCE OF 404.37 FEET (CALLED 404.66 FEET) A 1/2 INCH IRON ROD FOUND FOR REFERENCE, SAME BEING IN THE COMMON SOUTHWESTERLY MARGIN OF NEWBERG ROAD (WIDTH VARIES), IN ALL A DISTANCE OF 420.565 FEET (CALLED 420.55 FEET) TO A P.K. NAIL SET FOR CORNER, SAME BEING THE COMMON MOST EASTERLY CORNER OF SAID CALLED 1.45 ACRE PARCEL, SAME BEING IN THE COMMON SOUTHWESTERLY LINE OF THAT CERTAIN SECOND TRACT CALLED 11 1/4 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 725, PAGE 251 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, AND SAME BEING THE MOST NORTHERLY CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH SAID COMMON LINE, SOUTH 67 DEGREES 42 MINUTES 00 SECONDS EAST, A DISTANCE OF 220.02 FEET (CALLED SOUTH 67 DEGREES 42 MINUTES 00 SECONDS EAST, 220.00 FEET) TO A P.K. NAIL SET FOR CORNER, SAME BEING THE COMMON MOST NORTHERLY CORNER OF THAT CERTAIN TRACT ONE CALLED 2.00 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 464, PAGE 850 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, AND SAME BEING THE MOST EASTERLY CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, LEAVING SAID COMMON SOUTHWESTERLY LINE AND WITH SAID COMMON LINE, SOUTH 41 DEGREES 35 MINUTES 00 SECONDS WEST (CALLED SOUTH 41 DEGREES 35 MINUTES 00 SECONDS WEST) PASS AT A DISTANCE OF 15.86 FEET (CALLED 15.89 FEET) A 1/2 INCH IRON ROD FOUND FOR REFERENCE, SAME BEING IN THE SAID COMMON SOUTHWESTERLY MARGIN OF NEWBERG ROAD, IN ALL A DISTANCE OF 419.26 FEET (CALLED 419.26 FEET) TO A 1/2 INCH IRON ROD SET FOR CORNER, SAME BEING THE COMMON MOST WESTERLY CORNER OF SAID CALLED 2.00 ACRE PARCEL AND THAT CERTAIN CALLED 0.13 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 464, PAGE 850 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, SAME BEING IN THE COMMON NORTHEASTERLY LINE OF SAID CALLED 45.3778 ACRE PARCEL AND SAME BEING THE MOST SOUTHERLY CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH SAID COMMON LINE, NORTH 68 DEGREES 04 MINUTES 00 SECONDS WEST, A DISTANCE OF 220.00 FEET (CALLED NORTH 68 DEGREES 04 MINUTES 00 SECONDS WEST 220.00 FEET) TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED AND CONTAINING 2.000 ACRES OF LAND, MORE OR LESS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 03/26/1998 and recorded in Document 981843 real property records of Austin County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 03/05/2024

Time: 01:00 PM

Place: Austin County, Texas at the following location: INSIDE THE FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *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 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.

5. *Obligations Secured.* The Deed of Trust executed by MELISSA A. CUMMINGS AND ROBERT L. CUMMINGS, provides that it secures the payment of the indebtedness in the original principal amount of \$32,700.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSRMF MH Master Participation Trust II is the current mortgagee of the note and deed of trust and FAY SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSRMF MH Master Participation Trust II c/o FAY SERVICING, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

23-000023-347-1 // 11859 NEWBERG RD, CAT SPRINGS, TX



4809293

2024-0006

 Myra L. Rull

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
✓ L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit www.auction.com or (800) 280-2832

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Austin County Clerk and caused it to be posted at the location directed by the Austin County Commissioners Court.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

February 13, 2024

NOTE:

Date: August 21, 2019
Maker: BIM Investment Inc., a Texas corporation and B.A.I Business LLC, a Texas limited liability company
Payee: Plains State Bank
Original principal amount: \$3,300,000.00

DEED OF TRUST:

Date: August 27, 2019
Grantor: BIM Investment Inc., a Texas corporation
Trustee: Milan Saunders
Beneficiary: Plains State Bank
Recording data: Recorded under Clerk's File No. 193797, Real Property Records of Austin County, Texas.

LENDER: Plains State Bank

MORTGAGE SERVICER: N/A

BORROWER: BIM Investment Inc., a Texas corporation and B.A.I Business LLC, a Texas limited liability company

PROPERTY: See Exhibit "A" attached hereto.

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

March 5, 2024, being the first Tuesday of the month, to commence at 1:00 PM, or within three hours thereafter.

SUBSTITUTE TRUSTEES: James E. Cuellar
Jeffrey D. Stewart
D. Brent Wells
440 Louisiana, Suite 718
Houston, Texas 77002
(713) 222-1281

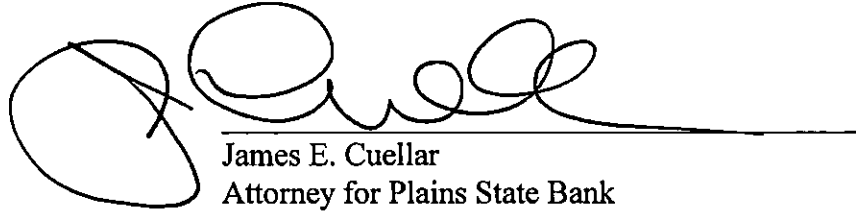
2024-0007

FILED
2024 FEB 13 PM 3: 19

Andrea Cardenas
COUNTY CLERK
AUSTIN COUNTY, CLERK

MEGAN L. RANDLE, EBBIE MURPHY, PETE FLOREZ,
DEBBY JURASEK, JENNYFER SAKIEWICZ
4600 Fuller Ave., Suite 400
Irving, Texas 75038

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.



James E. Cuellar
Attorney for Plains State Bank

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In the foyer of the Austin 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.

TEXAS BUSINESS AND COMMERCE CODE NOTICE

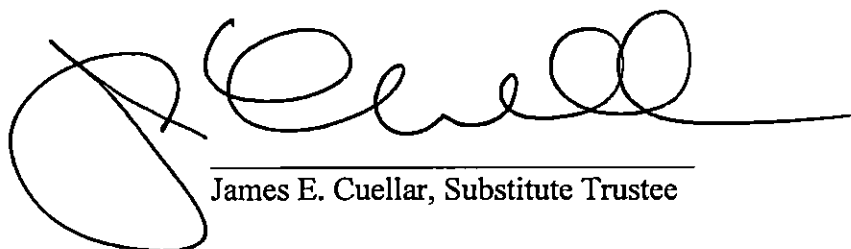
Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested the Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust.

ACTIVE DUTY MILITARY NOTICE

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.



James E. Cuellar, Substitute Trustee

EXHIBIT "A"

4.356 ACRE TRACT, OR PARCEL OF LAND BEING SITUATED IN AUSTIN COUNTY, TEXAS, OUT OF M.M. KENNY SURVEY, ABSTRACT 371, AND BEING A PART OF 31 ACRE TRACT DESCRIBED IN A DEED FROM RALPH A. JOHNSTON AND E. A. SHOWERS TO R.W. HINTZ AND WIFE, DESSIE HINTZ, RECORDED IN VOLUME 157, PAGES 427-429 OF DEED RECORDS OF AUSTIN COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED IN DEED RECORDED IN FILM No. 988276 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE TXDOT DISK FOR THE SOUTH CORNER OF HEREIN DESCRIBED TRACT, ON THE NORTHWESTERLY R.O.W. LINE INTERSTATE HIGHWAY No. 10, AT THIS INTERSECTION WITH THE NORTHWESTERLY R.O.W. LINE OF COUNTY ROAD,

THENCE N 46° 25' 00" W ALONG THE NORTHEASTERLY R.O.W. LINE OF SAID COUNTY ROAD A DISTANCE OF 959.90 FEET TO A 1/2 IRON ROD SET AT THE INTERSECTION OF SAID 12 IRON ROD SET AT THE INTERSECTION OF SAID COUNTY ROAD R.O.W. LINE WITH THE SOUTHERLY R.O.W. LINE OF PYKA ROAD, A 100 FEET PUBLIC ROADWAY;

THENCE IN A SOUTHEASTERLY DIRECTION IN A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1005.00 FEET, A CENTRAL ANGLE OF 09° 57' 56", A CHORD OF S 68° 52' 58" E, AND CHORD DISTANCE OF 174.60 FEET, FOR A TOTAL ARC LENGTH OF 174.82 FEET TO A 1/2 IRON ROD FOR A POINT OF NON-TANGENCY;

THENCE S 79° 25' 14" E A DISTANCE OF 202.81 FEET TO A 1/2 IRON ROD FOR A POINT OF TANGENCY;

THENCE IN A CURVE TO THE RIGHT, ALONG THE SOUTHERLY R.O.W. LINE OF SAID PYKA ROAD IN A CURVE TO THE RIGHT, HAVING A RADIUS OF 905.00 FEET, A CENTRAL ANGLE OF 34° 00' 14", A CHORD OF 529.25 FEET FOR A TOTAL ARC LENGTH OF 535.65 FEET TO A X IN CONCRETE FOUND FOR THE POINT OF TANGENCY OF THIS CURVE;

THENCE S 45° 25' 00" E A DISTANCE OF 21.00 FEET TO A X IN CONCRETE FOUND AT THE INTERSECTION OF THE SOUTHWESTERLY R.O.W. LINE OF PYKA ROAD, WITH THE NORTHWESTERLY R.O.W. LINE OF SAID INTERSTATE HIGHWAY No. 10, THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 26° 49' 00" W ALONG THE NORTHWESTERLY R.O.W. LINE OF SAID INTERSTATE HIGHWAY No. 10, A DISTANCE OF 337.30 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 189.762 SQ.FT. or 4.356 ACRES OF LAND, MORE OR LESS.