

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
HOPKINS COUNTY, TEXAS
2019 AUG -7 A 10:24

TRACY SMITH
COUNTY CLERK
BY _____ DEPUTY

1. *Property to Be Sold.* The property to be sold is described as follows:
SEE EXHIBIT "A"

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in Volume 781, Page 907 of the real property records of Hopkins County, Texas.

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

Date: September 3, 2019

Time: The sale will begin no earlier than 10:00 A.M. The sale will be completed by no later than 4:00 P.M.

Place: The Courthouse of Hopkins County, Texas, before the courthouse door, or at the place so designated by the county commissioners in accordance with Texas law for such sales, or if no such area has been so designated, at the place where Substitute Trustee's Foreclosure Sales of real property are customarily and regularly held in Hopkins County, Texas.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.


5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed August 23, 2011.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$27,000.00 executed by Richard Wayne Bursby and Tina Rowe Bursby and payable to the order of Tierra Group, LLC. Tierra Group, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, Eric Jancovech , Scott Horton, or J. Brandon Waits as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Questions concerning the sale may be directed to the undersigned, or to the beneficiary, Tierra Group, LLC at 4200 South Hulen, Suite 533, Fort Worth, TX 76109, (817) 763-0997.

Dated July 31, 2019


Eric Jancovech , Scott Horton,
or J. Brandon Waits
Substitute Trustee

Re: 602 Houston, Sulphur Springs, TX 75482

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the City of Sulphur Springs, Hopkins County, Texas, on the North side of Houston Street, about 1000 yards Northwest from the Public Square of said City, being a part of the E. Melton Survey, A-583, and described by metes and bounds as follows, to-wit:

All that certain lot, tract or parcel of land situated in the City of Sulphur Springs, Hopkins County, Texas, on the North side of Houston Street, about 1000 yards Northwest from the Public Square of said City, being a part of the E. Melton Survey, A-583, and described by metes and bounds as follows, to-wit:

BEGINNING at a stake in the North edge of Houston Street, 71-1/3 feet East of the Southeast corner of a lot known as the L. G. Glover lot, which stake is the Southeast corner of the lot conveyed by P. F. Braden and wife, and J. L. Markham and wife, to J. O. E. Deaton by Deed of record in Vol. 111, Page 541, Deed Records of Hopkins County, Texas;

THENCE East with the North edge of Houston Street, passing the Southeast corner of the lot conveyed to P. F. Braden and J. L. Markham, Jr. by W. A. Graham and wife, by Deed of record in Vol. 102, Page 13, Deed Records, Hopkins County, Texas, at 35-2/3 feet, and in all East 71-1/3 feet a stake in the South boundary line of the lot conveyed by the First State Bank of Sulphur Springs, Texas, to P. F. Braden and J. L. Markham, Jr. by Deed of record in Vol. 108, Page 102, Deed Records, Hopkins County, Texas, and at the Southeast corner of the lot conveyed by P. F. Braden et al to W. U. Aiguier by Deed of record in Vol. 110, Page 367, Deed Record, Hopkins County, Texas;

THENCE North with the WB line of said Aiguier lot 131 feet a stake, the Southeast corner of the lot conveyed by P. F. Braden and wife, to Rex C. Jeffress, Jr. by Deed of record in Vol. 305, Page 309, Deed Records of Hopkins County, Texas;

THENCE West 71-1/3 feet, a stake in EB line of said J. O. E. Deaton lot, the Southwest corner of said Rex C. Jeffress, Jr., lot;

THENCE South 131 feet to the place of beginning.

BEING the same land described in a Deed from Wilma Maddox to Mary Lynne Dickerson on April 17, 1978, and of record in Vol. 386, Page 535 of the Deed Records of Hopkins County, Texas, and also described in a Deed from Mary Lynn Dickerson to P. F. Bradley, III, a single man, on March 20, 1980, and recorded in Vol. 403, Page 225, of the Deed Records of Hopkins County, Texas.

Address: 602 Houston, Sulphur Springs