

FILED FOR RECORD
HOPKINS COUNTY, TEXAS

2019 SEP 23 P 3:01

TRACY SMITH
COUNTY CLERK

DEPUTY

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that a public auction of the Property (as that term is defined and described below) will be held at the date, time and place specified in this notice.

DATE OF SALE: Tuesday, the 5TH day of November, 2019, (which is the first Tuesday of that month).

TIME OF SALE: The earliest time at which the sale shall occur is 10:00 a.m. The sale shall begin at that time or not later than three hours after that time.

PLACE OF SALE: At the area at the Hopkins County Courthouse designated by the Commissioner's Court of Hopkins County, Texas, where foreclosure sales are to take place.

INFORMATION REGARDING THE DEED OF TRUST LIEN THAT IS THE SUBJECT OF THIS SALE:

NAME OF DOCUMENT: Deed of Trust (the "Deed of Trust")

DATE: June 6, 2011

GRANTOR: Cecilio Luna

BENEFICIARY: Rose Enix

TRUSTEE: Larry A. Powers

RECORDING INFORMATION: Vol 772, Page 161, Official Public Records, Hopkins County, Texas.

PROPERTY DESCRIPTION: The real property located in Hopkins County, Texas, and being more particularly described as follows, to-wit: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

INDEBTEDNESS SECURED:

NAME OF DOCUMENT: Promissory Note

DATE OF NOTE : June 6, 2011

FACE AMOUNT: \$27,000.00

MAKER: Cecilio Luna

PAYEE: Rose Enix

Default has occurred in the payment of the indebtedness secured by the Deed of Trust and in the performance of the covenants, agreements and conditions set forth in the Deed of Trust. The maturity of the indebtedness secured by the Deed of Trust has been accelerated and such indebtedness is now wholly due and payable.

The owner and holder of the indebtedness has requested that I, as Trustee under the Deed of Trust, sell the Property, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust.

Therefore, at the date, time and place set forth above, the undersigned, as Trustee, will sell the Property to the highest bidder pursuant to the terms of the Deed of Trust.

IN WITNESS WHEREOF this Notice of Trustee's Sale has been executed on this the 23rd day of September, 2019.


LARRY A. POWERS
Trustee

EXHIBIT "A"

ALL THAT CERTAIN lot, tract or parcel of land situated in the City of Sulphur Springs, Hopkins County, Texas being Tract No. 2 as conveyed from Petty to Moore in Vol. 425, page 478, Deed Records of Hopkins County, Texas, more fully described as follows:

BEGINNING at a stake in the West edge of Texas Street N 1 deg. 15 min. E 48.7 feet from the Northeast corner of a lot of land conveyed by N.K. Brashear, to J.B. Sherman by Deed dated September 26, 1916, of record in Vol. 88, page 579, a Deed Record of Hopkins County, Texas;

THENCE N 88 deg. 29 min. 17 sec. W parallel to Jarbo Street 100 feet to a stake for ell corner of this tract;

THENCE S 1 deg. 15 min. W parallel to Texas Street 28.7 feet to a stake for ell corner of this tract;

THENCE N 88 deg. 29 min. 17 sec. W 60 feet to a stake for corner, the Southeast corner of a lot of land conveyed by Mrs. Kate Brashear to David Lemon on the 6th day of July, 1944, of record in Vol. 153, page 533, a Deed Record of Hopkins County, Texas;

THENCE N 1 deg. 15 min. E 101 feet to a stake in the South edge of Jarbo Street;

THENCE S 88 deg. 29 min. 17 sec. E with the south edge of Jarbo Street 160 feet to a stake in the West edge of Texas Street;

THENCE S 1 deg. 15 min. W with the West edge of Texas Street 72.3 feet to the place of beginning containing 0.305 acres of land, more or less.