

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.

THE STATE OF TEXAS )

COUNTY OF HOPKINS )

FILED FOR RECORD  
HOPKINS COUNTY, TEXAS  
2019 APR -4 P 1:36  
TRACY SMITH  
COUNTY CLERK  
BY *[Signature]*

Notice is hereby given that whereas, on January 23, 2012, Brand Hill, executed a deed of trust to the State Director for Air Development for the State of Texas and his successors in office as State Director or Acting State Director, Trustee, for the benefit of the United States of America, Beneficiary, as more fully shown by instrument recorded in Volume 795, Page 427, Official Public Records, Hopkins County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture, pursuant to the delegations of authority contained in the Federal Register, the contents of which publication are to be judicially

noticed pursuant to Section 1507, Title 44, United States Code, did on November 7, 2018, appoint the undersigned as Substitute Trustee; and

WHEREAS, default has occurred in the payment of the promissory note described in said deed of trust and in the covenants contained in said deed of trust; and

WHEREAS, the Beneficiary, the United States of America, acting by and through the duly authorized representative of the Secretary of Agriculture, as aforesaid, has requested me to enforce this deed of trust;

NOW, THEREFORE, I hereby give notice that after the due publication of this notice as required by said deed of trust and the law, I will sell at public vendue to the highest bidder or bidders, for cash, at the southwest entrance door to the first floor of the Courthouse in Sulphur Springs, Hopkins County, Texas, in which county such property is situated, at 10:00 a.m., or within three hours thereafter, on the first Tuesday of May, being the 7th day of May 2019, the following land located in said county and more particularly described as follows:

All that certain lot, tract or parcel of land situated in Hopkins County, Texas, located about 2 miles south of the city square being a part of the M. A. BOWLIN SURVEY, ABSTRACT NO. 39, and being Lot No. 10, Block 3 of the Cedar Springs Addition to the City of Sulphur Springs, recorded in Volume 5, Page 147, Map Records of Hopkins County, Texas.

Being the same land described in Deed from E. O. (Eldridge) Hargrave and wife, Hazel Hargrave, to Wilburn L. Winnett and wife, Carla E. Winnett, dated March 20, 1996, and recorded in Volume 221, Page 109 of the Real Property Records of Hopkins County, Texas.

Also being the same land described in a Deed from Wilburn L. Winnett and wife, Carla E. Winnett to Joshua J. Landers and Amber L. Landers, dated 12-02-2005 and recorded in Volume 555, Page 259, Official Public Records, Hopkins County, Texas.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Restrictive Covenants recorded in Volume 5, Page 147, Map Records, Hopkins County, Texas.
2. Shortages in area.
3. Any visible or apparent easements and all underground easements the existence of which may arise by virtue of unrecorded grant or use.
4. Any portion of the above described property lying within the bounds of a public or private roadway and/or highway.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
6. RIGHT OF WAY EASEMENT from W.B. Williamson et ux to Lone Star Gas Co., dated 11-28-1929, recorded in Vol. 123, Page 224, Deed Records, Hopkins County, Texas.
7. RIGHT OF WAY from Bruce Williamson et ux to State Highway dated 5-5-1930, recorded in Vol. 125, Page 310, Deed Records, Hopkins County, Texas.
8. RIGHT OF WAY from Bruce Williamson et ux to State Highway dated 6-30-1930, recorded in Vol. 127, Page 30, Deed Records, Hopkins County, Texas.
9. RIGHT OF WAY from Bruce Williamson et ux to State Highway dated 12-20-1930, recorded in Vol. 125, Page 313, Deed Records, Hopkins County, Texas.
10. EASEMENT and RIGHT OF WAY from W.B. Williamson to Texas Power and Light Co. dated 5-30-1935, recorded in Vol. 132, Page 427, Deed Records, Hopkins County, Texas.
11. EASEMENT and RIGHT OF WAY from W.B. Williamson et ux to Texas Power and Light Co. dated 10-10-1966, recorded in Vol. 136, Page 198, Deed Records, Hopkins County, Texas.

12. EASEMENT and RIGHT OF WAY from Edna Williamson to Texas Power and Light Co. dated 10-10-66, recorded in Vol. 304, Page 222, Deed Records, Hopkins County, Texas.
13. EASEMENT and RIGHT OF WAY from Joe B. Ardis et al to Texas Power and Light Co. dated 5-12-1982, recorded in Vol. 421, Page 845, Deed Records, Hopkins County, Texas.
14. All restrictions, Building Set Back Lines and Easements shown on plat of said addition recorded in Vol. 5, Page 147, Map Records, Hopkins County, Texas.
15. Easement(s) as evidenced by powerlines and water meter as shown on surveyor's plat dated 10-21-2005, prepared by Josh Connally, Registered Professional Land Surveyor, No. 5706.
16. Unpaid ad valorem taxes.

EXECUTED this 3rd day of April, 2019.

*Jacki L. Brown*

Jacki L. Brown  
 Substitute Trustee  
 1809 Ferguson Road, Suite E  
 Mt. Pleasant, Texas 75455  
 (903) 572-5411 ext. 4

ACKNOWLEDGMENT

THE STATE OF TEXAS )  
 COUNTY OF HOPKINS )

This instrument was acknowledged before me on April 3,  
 2019, by Jacki L. Brown, as Substitute Trustee.



(SEAL)

*Anthony Swiger*  
 Notary Public, State of Texas