

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD  
HOPKINS COUNTY, TEXAS

2020 OCT 27 A 8 24

TRACY SMITH  
COUNTY CLERK

BY S. Harmon DEPUTY

Date: October 27, 2020

Deed of Trust:

Date: August 31, 2016

Grantor: Michael Edwin Belz

Trustee: Larry A. Powers

Beneficiary: Gary J. Lewis

County Where Property Is Located: Hopkins County, Texas

Recording Information: Recorded in Document No. 2016-4222  
Official Public Records of Hopkins County, Texas

Property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF JUST AS COPIED HEREIN VERBATIM

Note:

Date: August 31, 2016

Amount: \$70,000.00

Debtor: Michael Edwin Belz

Holder: Gary J. Lewis

DATE OF SALE OF PROPERTY: December 1, 2020

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

PLACE OF SALE OF PROPERTY: Hopkins County Courthouse on the southwest  
corner steps

Because of default in performance of the obligations of the deed of trust, LARRY A. POWERS, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.

Witness my hand this 27<sup>th</sup> day of October, 2020.

  
LARRY A. POWERS

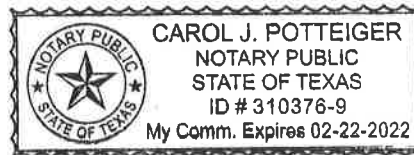
ACKNOWLEDGMENT

STATE OF TEXAS           X  
  X  
COUNTY OF HOPKINS    X

BEFORE ME, the undersigned authority, on this day personally appeared LARRY A. POWERS, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 27<sup>th</sup> day of October, 2020.

  
Notary Public, State of Texas



## EXHIBIT "A"

### TRACT ONE:

All that certain lot, tract or parcel of land situated about 1-1/2 miles South from the public square of the City of Sulphur Springs, Hopkins County, Texas, a part of the M.A. BOWLIN SURVEY, ABST. NO. 39 and described as follows:

BEGINNING at a stake in the South edge of Davidson Street, same being the Northwest corner of Lot No. 4, Block No. 2 of the Davidson Addition to the City of Sulphur Springs, as per plat of said addition of record in Vol. 1, Page 56, Map Records, Hopkins County, Texas;

THENCE South and perpendicular to the South boundary line of Davidson Street, 170 feet to a stake in the South boundary line of Lot No. 4, same being 13 feet East of the Southwest corner of said Lot No. 4;

THENCE West with the South boundary line of said Lot No. 4, 13 feet to a stake for corner in the Southwest corner of said Lot No. 4;

THENCE North with the West boundary line of Lot No. 4, 170 feet to the South boundary line of Davidson Street, same being the place of beginning.

### TRACT TWO:

All that certain lot, tract or parcel of land situated about 1-1/2 miles South from the public square of the City of Sulphur Springs, Hopkins County, Texas, a part of the M.A. BOWLIN SURVEY, ABST. NO. 39 and described as follows:

BEGINNING at a stake in the South edge of Davidson Street, same being the NW corner of Lot No. 4, Block No. 2 of the Davidson Addition to the City of Sulphur Springs as per plat of said Addition of record in Vol. 1, Page 56, Map Records, Hopkins County, Texas;

THENCE South with the WB line of Lot No. 4, and EB line of Lot No. 5, 170 feet to a stake for corner, same being the SE corner of Lot No. 5, and the SW corner of Lot No. 4 in Block No. 2 of the Davidson Addition;

THENCE West with the SB line of Lot No. 5, 62 feet to a stake for corner, same being 13 feet East of the SW corner of said Lot No. 5;

THENCE North and perpendicular to Davidson Street, 170 feet to a stake for corner in the SB line of Davidson Street, same being the NW corner of Lot No. 5, and the NE corner of Lot No. 6;

THENCE East with the SB line of Davidson Street, 75 feet to the NE corner of Lot No. 5, same being the place of beginning.

BEING the same land described in a deed from John B. Davidson, Jr., Independent Executor of the Estate of Edna Anderson, Deceased, to Leon Clayton and wife, Ellen S. Clayton, dated 11-6-1997, recorded in Vol. 258, Page 329, Real Property Records, Hopkins County, Texas.

BEING the same land described in a deed from Leon Clayton and wife, Ellen S. Clayton to Robert E. Cote, III and wife, Laura A. Cote, dated 7-12-2001, recorded in Vol. 366, Page 189, Real Property Records, Hopkins County, Texas.