

NOTICE OF FORECLOSURE SALE

FILED FOR RECORD  
HOPKINS COUNTY, TEXAS

2020 JAN -9 P 12: 00

TRACY SMITH  
COUNTY CLERK  
BY..... DEPUTY

("Deed of Trust"):

Dated: June 29<sup>th</sup>, 2012

Grantor: FRANKLIN COY KUHL, JR. and wife, SHARON MARIE KUHL

Trustee: CLAY JOHNSON

Substitute Trustee: JONATHAN A. NEWSOM

Lender: KENNETH P. SMITH and wife, MARY J. SMITH

Recorded in: Volume 812, Page 309, Official Public Records of Hopkins  
County, Texas.

Secures: Note in the original principal amount of \$15,000.00, executed by  
FRANKLIN COY KUHL, JR. and wife, SHARON MARIE KUHL ("Borrower") and  
payable to the order of Lender

Transfer of Lien and Note dated November 5<sup>th</sup>, 2019 from Kenneth P.  
Smith and wife, Mary J. Smith to Anthony Santangelo, recorded in Clerk's File Number  
2019-5537, Official Public Records, Hopkins County, Texas.

Original Property: The real property, improvements, and personal property described in  
and mortgaged in the Deed of Trust, including the real property described in the attached  
Exhibit A, and all rights and appurtenances thereto

Foreclosure Sale:

Date: **Tuesday, February 4th, 2020**

Time: **The sale of the Property will be held between the hours of 10:00 A.M.  
and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale  
will begin is 10:00 A.M., or no later than three hours thereafter.**

Place: **The Southwest entrance door to the first floor of the HOPKINS  
COUNTY COURTHOUSE in SULPHUR SPRINGS, TEXAS.**

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the  
Property will be sold to the highest bidder for cash, except that Lender's  
bid may be by credit against the indebtedness secured by the lien of the  
Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested 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(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.

DATED: January 9th, 2020.



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Substitute Trustee

EXHIBIT "A"  
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All that certain lot, tract or parcel of land situated in the town of Brashear, Hopkins County, Texas, being a part of the John Clark Survey, Abst. No. 160, and described by metes and bounds as follows, to-wit:

Beginning at a stake in the SE corner of a tract of land described in a deed from A.Q. Millsap et ux to Kenneth P. Smith et ux dated 4/8/1963, recorded in Vol. 280, page 80, Deed Records, Hopkins County, Texas;

THENCE East to a stake for corner in the East Boundary Line of a 2.15 acre tract of land described in deed from E.O. Harrison and wife, Hazel Harrison to A.Q. Millsap dated August 9, 1961, recorded in Vol. 268, page 483, Deed Records, Hopkins County, Texas.

THENCE North along the EBL of said Millsap 2.15 acre tract of land to a stake in the NE corner of said 2.15 acre tract of land;

THENCE West 69 varas along the NBL of said 2.15 acre tract of land to a stake in the NW corner of said 2.15 acre tract;

THENCE South along the WBL of said 2.15 acre tract of land to a stake in the NW corner of above referenced Kenneth P. Smith tract;

THENCE East 125 feet to a stake for corner, same being the NE corner said Smith tract;

THENCE South 200 feet to the place of beginning.