

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: September 8, 2020

DEED OF TRUST:

Date: November 12, 1997
Grantor: Delmar R. Largent and Judy M. Largent
Grantor's County: Hopkins
Beneficiary: Robin Stephan
Substitute Trustee: Leigh A. Thompson
Recorded: Recorded in the in Volume 0259, Page 0028 in the Real Property Records of Hopkins County, Texas
Property: Exhibit A attached hereto and made part hereof as if copied verbatim

FILED FOR RECORD
HOPKINS COUNTY, TEXAS
2020 SEP -8 P 2:25
TRACY SMITH
COUNTY CLERK
DEPUTY

NOTE:

Date: August 22, 2016
Amount: \$42,500.00
Debtor: Delmar R. Largent and Judy M. Largent
Holder: Robin Stephan


DATE OF SALE OF PROPERTY: October 6, 2020

EARLIEST TIME OF SALE PROPERTY: 10:00 A.M.

PLACE OF SALE PROPERTY: The southwest entrance to door to the first floor of the Hopkins County Courthouse, 118 Church St, Sulphur Springs, Texas 75482.

Because of default in performance of the obligations of the deed of trust, Leigh A. Thompson, 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 on September 8, 2020

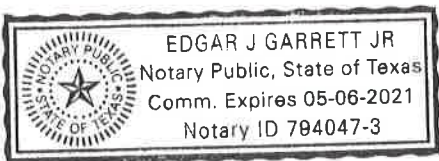


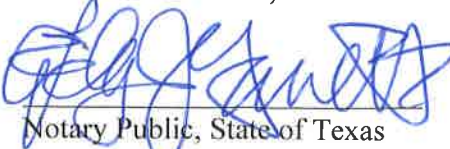
Leigh A. Thompson, Substitute Trustee

STATE OF TEXAS §
COUNTY OF HUNT §

BEFORE ME, the undersigned authority, on this day personally appeared Leigh A. Thompson, 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, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 8th day of September, 2020.





Notary Public, State of Texas

**FIELD NOTES FOR 46.383 ACRES
SHELDON SURVEY - HOPKINS COUNTY, TEXAS**

All that certain tract or parcel of land situated in the Seth Sheldon Survey, A-827, Hopkins County, Texas, being a portion of that certain called 50 acre tract as described in deed from Mildred Haines Alford to Mildred Haines Alford Living Trust, Mildred Haines Alford, Trustee, dated December 3, 1990, recorded in Vol. 107, Page 83, Real Property Records of Hopkins County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod set at the intersection of the south line of said 50 acre tract with the east Right of Way of F.M. Highway 269 and being the existing northwest corner of a 155 acre tract as described in deed to A.L. Seal in Vol. 285, P.121, deed records of said county;

Thence in a northerly direction along said right of way with a curve to the right having a Chord Bearing and Distance of N 01° 16' 14" E - 174.21', a Radius of 11,419.16', and a Central Angle of 00° 52' 27" to a concrete right of way marker found for corner;

Thence N 01° 44' 06" E continuing along said east right of way - 859.46' to a concrete right of way marker found for corner;

Thence N 07° 23' 01" E continuing along said east right of way - 101.23' to a concrete right of way marker found for corner;

Thence N 01° 56' 08" E continuing along said east right of way - 265.73' to a concrete right of way marker found for corner;

Thence N 44° 34' 25" E continuing along said east right of way - 71.40' to a concrete right of way marker found for corner;

Thence N 02° 04' 29" E continuing along said east right of way - 28.00' to a 1/2" iron rod set in Hopkins County Road No. 2400 at the southwest corner of a called 14.9 acre tract as described in deed to Clyde Johnson (Vol. 429, P.009) and being in the north line of said 50 acre tract;

Thence N 89° 38' 08" E with the north line of said 50 acre tract and along or near the center line of said road - 1091.48' to a 1/2" iron rod set for corner in the south line of a called 94.43 acre tract as described in deed to Clyde Johnson et ux (Vol.429, P.009) and at the northwest corner of a called 1 acre tract as described in deed to Carry Walker et ux (Vol.332, P.741);

Thence S 00° 43' 33" W - 315.00' to a 1/2" iron rod set at the southwest corner of above said 1 acre tract;

Thence N 89° 38' 08" E passing the southeast corner of above said 1 acre tract at a deed call of 135.00' and continuing for a total distance of 270.00' to a 1/2" iron rod set at a fence corner at the southeast corner of a called 1 acre tract as described in deed to Carry Walker et ux (Vol. 421, Page 365);

Thence S 00° 43' 33" W generally along a fence and with the occupied east line of said 50 acre tract - 603.10' to a fence corner post found set in concrete at the occupied southwest corner of a called 61 acre tract as described in deed to Leon Gunn et ux (Vol.399, P.499);

Thence S 00° 14' 45" W generally along a fence 548.72' to a 1/2" iron rod set at the occupied southeast corner of said 50 acre tract and at an Ell corner of said 155 acre tract;

Thence S 89° 12' 41" W generally along a fence with the occupied south line of said 50 acre tract - 1450.60' to the Point of Beginning containing 46.383 acres more or less.

I, Rod Lord, Registered Professional Land Surveyor No. 4635 do hereby state that in my professional opinion that this description is true and correct and there are no visible conflicts or encroachments other than as shown on the survey plat and that the residence shown thereon does not appear to be in a flood hazard area.
This description was prepared from a survey made on the ground under my supervision on October 20, 1997.



Rod Lord
Registered Professional
Land Surveyor No. 4635

EXHIBIT "B"

1. Right of Way Deed - L. O. Stone et ux, Mary Stone to Hopkins County, Texas, dated 5-9-1930, Vol. 125, page 243, Deed Records, Hopkins County, Texas.
 2. Right of Way Easement - L. O. Stone et ux, Mary Stone to The State of Texas, dated 8-5-1930, Vol. 125, page 230, Deed Records, Hopkins County, Texas.
 3. Right of Way Dedication - L. O. Stone et al to the Public, filed 3-16-1948, Vol. 173, page 54, Deed Records, Hopkins County, Texas.
 4. Reservation - Subject to the following reservation in deed from William A. Stone et al to George L. Alford et ux, Mildred Haines Alford, dated 8-18-1969, Vol. 323, page 433, Deed Records, Hopkins County, Texas: "SAVE AND EXCEPT an undivided a/16th non-participating royalty interest (same being one-half (1/2) of the usual 1/8th royalty) in and to all of the oil, gas, and other minerals in, to and under and that may be produced from the land herein conveyed forever...."
 5. Any visible and apparent easements.
 6. Any portion of the above-described property lying within the bounds of a public roadway.
 7. Reservation in deed from Mary Nell Hall, Trustee of the Mildred Haines Alford Living Trust, to Delmar R. Largent and wife, Judy M. Largent, dated 11-12-1997, recorded under Clerk's File No. _____, Real Property Records, Hopkins County, Texas: "SAVE AND EXCEPT and there is hereby reserved unto Grantor herein, its successors and assigns, ALL OF THE OIL AND GAS in and under all of the above-described land forever, together with the right of ingress and egress at all times for the purpose of exploring, drilling, producing or mining any oil and gas.
- It is the intention of the parties herein that Grantees, Delmar R. Largent and wife, Judy M. Largent, are to be granted ALL OTHER MINERAL RIGHTS in and to said property."