

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: August 21, 2018

DEED OF TRUST:

Date: May 14, 2009
Grantor: Byron Noble
Grantor's County: Hopkins
Beneficiary: The First National Bank of Winnsboro, Texas
Substitute Trustee: Edgar J. Garrett, Jr.
Recorded: Recorded Volume 702, Page 109, Official Public Records, Hopkins County, Texas.
Property: Exhibit A attached hereto and made part hereof as if copied verbatim

NOTE:

Date: May 14, 2009
Amount: \$ 26,000.00
Debtor: Byron Noble
Holder: The First National Bank of Winnsboro, Texas

DATE OF SALE OF PROPERTY: October 2, 2018

EARLIEST TIME OF SALE PROPERTY: 10:00 AM

PLACE OF SALE PROPERTY: On the Hopkins County Courthouse steps, Sulphur Springs, Texas

Because of default in performance of the obligations of the deed of trust, Edgar J. Garrett, 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 August 20 2018

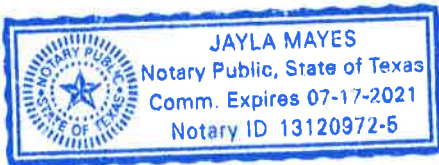


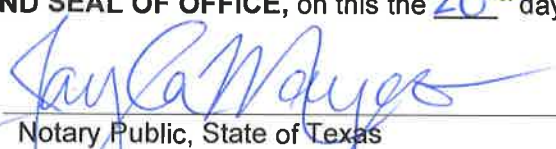
Edgar J. Garrett, Substitute Trustee

STATE OF TEXAS §
COUNTY OF HUNT §

BEFORE ME, the undersigned authority, on this day personally appeared Edgar J. Garrett, 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 20th day of August, 2018.





Notary Public, State of Texas

FILED FOR RECORD
HOPKINS COUNTY, TEXAS
2018 AUG 21 A 9:51
DEBBIE SHIRLEY
COUNTY CLERK
BY _____ DEPUTY

EXHIBIT "A"

2009 BK VOL PG
2432 DP 702 108

All that certain lot, tract or parcel of land being a 2.63 acre tract of land located in the W. B. Stout Survey, A-823 and being situated approximately S 83 deg. E 12 miles from the City of Sulphur Springs, Hopkins County, Texas. Said 2.63 acre tract of land being the land occupied by the Estate of F. L. Parnell in the village of Pine Forrest, Hopkins County, Texas and being the same land in an Oil, Gas and Mineral Lease from Nannie Ruth Parnell, Executrix, to Placid Oil Company on May 9, 1966. Said 2.63 acre tract of land being more particularly described as follows:

BEGINNING at an iron stake set at the southeast corner of the said Parnell Estate tract, in the North line of a Church lot and at the West Southwest corner of the Mrs. Jordan 71.25 acre tract;

THENCE N 1 deg. 37 min. W along and with the West line of the said Jordan tract, in all a total distance of 344.4 feet to a point in a county road and at the Northeast corner of the said Parnell Estate tract and there being an iron stake set S 1 deg. 37 min. E 27.0 feet as a reference to this corner;

THENCE N 84 deg. 37 min. W along and with the center of the said road, in all a total distance of 283.6 feet to a point for the Northwest corner of the said Parnell Estate tract and there being an iron stake set S 2 deg. 06 min. E 25.0 feet as a reference to this corner;

THENCE S 2 deg. 06 min. E along and with the West line of the Parnell Estate tract, in all a total distance of 479.9 feet to an iron stake set at the Southwest corner of the said same;

THENCE S 84 deg. 25 min. E in all a total distance of 101.5 feet to an iron stake set in the West line of said Church lot and for the South Southeast corner of the said Parnell Estate tract;

THENCE N 17 deg. 36 min. E along and with the West line of the said Church lot, in all a total distance of 118.9 feet to an iron stake set at the Northwest corner of the said same;

THENCE N 87 deg. 49 min. E along and with the North line of the said Church lot, in all a total distance of 137.5 feet to the place of beginning, containing 2.63 acres of land, more or less.

LESS HOWEVER:

All that certain lot, tract or parcel of land, situated in Hopkins County, Texas, being a part of the W. B. Stout Survey, Abstract No. 823 and described by metes and bounds as follows, to-wit:

BEGINNING at a stake, the N.W. corner of a 2.63 acre tract of land described and conveyed in the deed from Eva Merle Flippin, individually and as administratrix of the estate of Nannie Ruth Parnell to Harold Horton and wife, Margie M. Horton, of dated October 31, 1967, of record in Vol. 310, Page 465 of the Deed Records of Hopkins County, Texas;

THENCE South 2 deg. 6 min. East along and with the West line of said 2.63 acre tract of land 139 feet to a stake for corner;

THENCE South 84 deg. 37 min. East and parallel with the center of the Greenwood Road 15 feet to a fence post for corner;

THENCE North with a fence 139 feet to a stake for corner, same being in the center of the Greenwood Road;

THENCE North 84 deg. 37 min. West with the center of said road 15 feet to the place of beginning.

BEING a part of the 2.63 acre tract of land described in the deed from Eva Merle Flippin, individually and as administratrix of the estate of Nannie Ruth Parnell to Harold Horton and wife, Margie M. Horton, of dated October 31, 1967, of record in Vol. 310, Page 465 of the Deed Records of Hopkins County, Texas.

The purpose of this conveyance is to establish the division line being the East line of the Rudy Williams property and the West line of the Harold Horton property.