

**Notice of Substitute Trustee's Sale**

FILED FOR RECORD  
HOPKINS COUNTY, TEXAS  
2018 JAN -4 P 3:54  
JUDIE SPINLEY  
COUNTY CLERK  
DEPUTY

**Date:** January 4, 2018

**Trustee:** Shelia Boyd

**Substitute Trustee:** James W. Litzler

**Substitute Trustee's Address:** 430 Church Street  
Sulphur Springs, Texas 75482

**Mortgagee:** City National Bank of Sulphur Springs

**Mortgagee Address:** PO Box 495, Sulphur Springs, TX 75483

**Note:** Adjustable Rate Note dated May 25, 2012 in the amount of \$21,250.00.

**Deed of Trust**

**Date:** May 25, 2012

**Grantor:** Fernando Aguilar, Jr. and Veronica Aguilar, husband and wife

**Mortgagee:** City National Bank of Sulphur Springs

**Recording information:**

Volume 820, Page 735, Official Public Records of Hopkins County, Texas.  
Original recording Volume 814, Page 593 Official Public Records, Hopkins County, Texas

**Property:**

All that lot, tract or parcel of land located in Hopkins County, Texas and commonly known as 502 S. Moore St., Sulphur Springs TX 75482 being more fully described on Exhibit "A" attached hereto and incorporated herein.

TOGETHER WITH, all and singular, the rights, privileges and appurtenances pertaining to the said real property, including any right, title and interest of Grantor in and to adjacent streets, alleys, and rights-of-way; and all improvements and fixtures situated on and attached thereto.

**County:** Hopkins

**Date of Sale (first Tuesday of month):** February 6, 2018

**Time of Sale:** 10:00 a.m.

**Place of Sale:** Southwest entrance to first floor of the Hopkins County Courthouse in Sulphur Springs, Texas, or as the Commissioner's Court rules.

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.

Shelia Boyd is Trustee under the Deed of Trust. Mortgagee has appointed James W. Litzler as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter.




\_\_\_\_\_  
JAMES W. LITZLER, Substitute Trustee

**ACKNOWLEDGMENT**

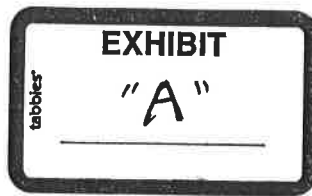
STATE OF TEXAS           §  
COUNTY OF HOPKINS   §

BEFORE ME, the undersigned authority, on this day personally appeared JAMES W. LITZLER, 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 4<sup>th</sup> day of January, 2018.



\_\_\_\_\_  
Notary Public, State of Texas



**Property (including any improvements) Subject to Lien:**

All that certain lot, tract or parcel of land located in Hopkins County, Texas, situated on the West side of Moore Avenue of the City of Sulphur Springs, about 1/2 mile SW of the public square of the City of Sulphur Springs, and being a part of the M. A. Bowlin Survey, Abstract No. 39, and that a correct description is as follows:

**BEGINNING** at a stake in the WB line of Moore Avenue, the SE corner of a 15 foot strip of land conveyed by Allen McLeod to Lucile McLeod, dated November 1, 1950; also at a point 15 feet S of the SE corner of a lot conveyed by David Lemon to Allen McLeod dated November 27, 1944, of record in Vol. 157, Page 67, Deed Records of Hopkins County, Texas;

**THENCE** W 0 deg. 0 min. with the SB line of said 15 foot strip 170 feet to a stake in the WB line of lot conveyed by David Lemon to Allen McLeod on March 26, 1945, of record in Vol. 157, Page 562, Deed Records of Hopkins County, Texas, the SW corner of said 15 foot strip;

**THENCE** S 0 deg. 0 min. with the WB line of McLeod lot, 60 foot to a stake for corner, the SW corner of lot described in deed from Lemon to McLeod, Vol. 157, Page 562, Deed Records of Hopkins County, Texas;

**THENCE** E 0 deg. 0 min. 170 feet to a stake in the WB line of Moore Avenue;

**THENCE** N 0 deg. 0 min. with the WB line of Moore Avenue, 60 feet to the place of beginning.

**BEING** the same land described in deed dated October 31, 1955, from Clayton J. Wood and wife, Virginia B. Wood, to Bobby J. Neill and wife, Wanda Neill, of record in Vol. 230, Page 305, Deed Records of Hopkins County, Texas; and described in deed from Bobby J. Neill and wife, Wanda Neill, to Kenneth E. McKinney and wife, Mattie Sue McKinney, dated December 10, 1956, of record in Vol. 238, Page 59, of said Deed Records of Hopkins County, Texas.