

NOTICE OF TRUSTEE'S SALE

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.

Date: March 6, 2018

Wraparound Deed of Trust, Security Agreement and Financing Statement:

Date: March 28, 2011

Grantor: 4-B GROUP, LLC, a Texas limited liability company

Beneficiary: RANDEL DAVID CARROLL and assigned to BTH Bank, National Association formerly known as Bank Texas, National Association by instrument dated August 5, 2011, recorded in Volume 778, Page 290, Real Property Records, Hopkins County, Texas

Trustee: RICHARD E. ROBERTS

Recorded in: Volume 765, Page 402, Official Public Records, Hopkins County, Texas

Property: 2.325 acres of land, more or less, situated in the James N. Hill Survey, A-406, and the John G. Weems Survey, A-1077, Hopkins County, Texas, being more fully described on EXHIBIT A, attached hereto and incorporated herein by reference.


Personal Property: All personal property, tangible and intangible, in which Grantor now has, or at any time hereafter acquires, an interest and which now, or at any time hereafter, is owned, held, or used by Grantor in connection with the convenience store business operated on the Property ("the Business"), including without limitation all furniture, furnishings, equipment and machinery and all replacements and substitutions therefor, and all proceeds (including insurance and condemnation proceeds) from the sale, lease or other disposition thereof, all assignable leases covering personal property used in connection with the Business; all assignable warranties and guaranties (express or implied) in connection with such real and personal property; all assignable maintenance and operating records and telephone exchange numbers, email addresses, and websites relating to the Business; all assignable policies of insurance pertaining to the Business and all proceeds payable pursuant thereto; all assignable funds or reserve accounts deposited as an escrow fund or impound for the payment of utilities, taxes, assessments, and/or premiums for insurance pertaining to the Business or such real or personal property; and all assignable licenses owned or held by Grantor in connection with the Business.

Date of Sale of Property: Tuesday, April 3, 2018, at or within three hours after 11:00 a.m.

FILED FOR RECORD
HOPKINS COUNTY, TEXAS
2018 MAR -7 P 2:57
DEPUTY

Place of Sale of Property (including County): At the Southwest entrance door to the first floor of the Hopkins County Courthouse in Sulphur Springs, Texas, or as designated by the County Commissioners.

Because of default in performance of the obligations under the Deed of Trust, Trustee will sell the Property and the Personal 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, Security Agreement and Financing Statement.



RICHARD E. ROBERTS, Substitute Trustee
215 E. Goode
Quitman, Texas 75783

STATE OF TEXAS

COUNTY OF WOOD

This instrument was acknowledged before me on March 6, 2018, by RICHARD E. ROBERTS.



Notary Public, State of Texas



Notary's Name (Printed)

Notary's Commission Expires

Notary's Business Phone No.

EXHIBIT A
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All that certain lot, tract or parcel of land situated in the James N. Hill Survey, Abstract No. 406, and the John G. Weems Survey, Abstract No. 1077, Hopkins County, Texas; being a part of that certain 4.224 acre tract described in Deed to Randy David Carroll, dated 1998, recorded in Volume 363, Page 850, Real Property Records of said County; and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found on the Southwest corner of said 4.224 acre tract, on the Southeast corner of a 4.31 acre tract described in Deed to Nathan Wetzel, recorded in Volume 401, Page 841, Deed Records of said County, and being in the North right-of-way line of State Highway No. 11 (being 50 feet from the centerline);

THENCE N 44° 58' 54" E generally along the fenced West line of said 4.224 acre tract and the Westernmost East line of said 4.31 acre tract - 235.20 feet to a 1/2 inch iron rod found on the Northwest corner of said 4.224 acre tract and on the Southwest corner of an 8.764 acre tract described in Deed to Jesse Carlin, recorded in Volume 469, Page 687, Official Public Records of said County;

THENCE S 65° 41' 57" E along the North line of said 4.224 acre tract and the South line of said 8.764 acre tract - 717.35 feet to a 1/2 inch iron rod found on the Northeast corner of said 4.224 acre tract and on the Southeast corner of said 8.764 acre tract;

THENCE in a Southerly direction along the West right-of-way line of F. M. Highway No. 3019: S 1° 02' 27" W - 185.78 feet to a found concrete monument and S 69° 11' 43" W - 98.23 feet to a 1/2 inch iron rod found on the Southeast corner of said 4.224 acre tract;

THENCE N 64° 15' 32" W along the North right-of-way line of said State highway - 190.00 feet to a capped 1/2 inch iron rod marked "Swanner" found on the Southeast corner of a 1.899 acre tract surveyed out of said 4.224 acre tract;

THENCE N 20° 18' 19" E along the East line of said 1.899 acre tract - 228.70 feet to a capped 1/2 inch iron rod marked "Swanner" found on the Northeast corner of said 1.899 acre tract;

THENCE N 65° 41' 57" W along the North line of said 1.899 acre tract - 250.00 to a capped 1/2 inch iron rod marked "Swanner" found on the Northwest corner of said 1.899 acre tract;

THENCE S 70° 18' 52" W along the West line of said 1.899 acre tract - 310.78 feet to a capped 1/2 inch iron rod marked "Swanner" found on the Southwest corner of said 1.899 acre tract;

THENCE N 64° 15' 32" W along the North right-of-way line of said State Highway - 125.00 feet to the PLACE OF BEGINNING containing 2.325 acres.