

Notice of Trustee's Sale

FILED FOR RECORD
HOPKINS COUNTY, TEXAS

Date: May 31, 2018

2018 JUN -1 P 12:48

Trustee: Anita Moody
Mortgagee: Enloe State Bank, Cooper, Texas

DEBBIE SHIRLEY
COUNTY CLERK

Note: Texas Home Equity Real Estate Note dated September 28, 2006 in the amount of \$122,262.18

BY _____ DEPUTY

Deed of Trust

Date: September 28, 2006

Grantor: Kevin Buchanan and Kristy Buchanan

Mortgagee: Enloe State Bank, Cooper, Texas

Recording information: Volume 642, Page 907, of the Real Property Records of Hopkins County, Texas

Property:

All that certain tract or parcel of land situated in the E.P. Gaines Survey, abstract number 340 Hopkins County, Texas, about 10 ½ miles N. 74° West from the City of Sulphur Springs, being all that certain 3.50 acre tract described in a Deed from T.E Dunahoo et ux to Larry Vickers dated 12-6-1985 recorded in Vol. 453 Pg. 599, Deed records Hopkins County, Texas and described as follows, to-wit;

BEGINNING at a 3/8" iron stake set on the SEC of said 3.50 acre tract, being the SEC of a 11 ½ acre tract described in a Deed to Allie L. Rotramel dated 4/28/1915 recorded in Vol. 88 Pg. 87, Deed records Hopkins County, Texas;

THENCE N. 89° 33' 35" West 219.52 feet along a fence to a 3/8" iron stake set on the SWC of said 3.50 acre tract being on the SEC of a 3.5 acre tract of land described in a deed to William Goggans et ux dated 5-5-1988 recorded in Vol. 58 Pg. 829, Real Property Records Hopkins County, Texas;

THENCE N. 7° 24' 41" East 594.63 feet along a fence to a 3/8" iron stake set on the center of county road #4784 for a corner;

THENCE S. 85° 35' 22" East 177.65 feet along the center of said county road to a 3/8" iron stake set for an angle point;

THENCE S. 69° 42' 53" East 99.96 feet along the center of said county road to a 3/8" iron stake set on the NEC of said 3.50 acre tract;

THENCE S. 13° 16' 15" West 557.93 feet along the fenced EBL of said 3.50 acre tract to the place of beginning and CONTAINING 3.30 acres of land which 0.08 acres lies in the bounds of said county road leaving a net acreage of 3.22 acres of land, more or less.

BEING the same land described in a Deed from Larry Joe Vickers et ux to Steve Fisher et ux dated 7-9-1992 recorded in Vol. 138 Pg. 873, Real Property Records Hopkins County, Texas.

County: Hopkins

Trustee's/Substitute Trustee's Name: Edgar J. Garrett, Jr.

Trustee's/Substitute Trustee's Address: 1109 Main Street, Commerce, Texas 75428
Hunt County

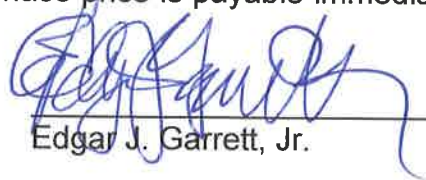
Date of Sale (first Tuesday of month): July 3, 2018

Time of Sale: 10:00 a.m.

Place of Sale: Hopkins County Courthouse, Sulphur Springs, Texas

Edgar J. Garrett, Jr. is Substitute Trustee under the Deed of Trust. Mortgagee has instructed 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". The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The purchase price is payable immediately on acceptance of the bid by the Substitute Trustee.

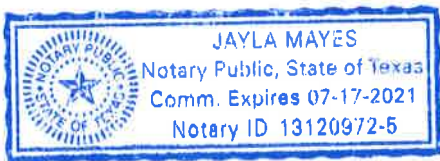


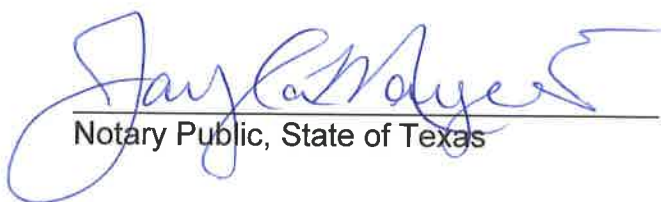
Edgar J. Garrett, Jr.

ACKNOWLEDGMENT

STATE OF TEXAS)
)
COUNTY OF Hunt)

This instrument was acknowledged before me on June 6, 2018, by Edgar J. Garrett, Jr.





Notary Public, State of Texas