

Notice of Trustee's Sale

FILED FOR RECORD
HOPKINS COUNTY, TEXAS

2018 AUG 23 A 9:30

DEBBIE SHIRLEY
COUNTY CLERK

BY _____ DEPUTY

Date: August 21, 2018

Substitute Trustee: Dean Fowler

Substitute Trustee's Address: 216 Titus Street
Gilmer, Texas 75644

Mortgagee: Tommy Eatherton; and Michael Settles

Note: Note dated April 28, 2014 in the amount of \$22,000.00

Deed of Trust

Date: April 28, 2014

Grantor: CASEY PARRIS

Mortgagee: Tommy Eatherton; and Michael Settles

Recording information: Volume 886, Page 227, Official Public Records of Hopkins County, Texas

Property:

All that certain 4.080 acres of land situated in the John Polk Survey, Hopkins County, Texas, and being more particularly described in Exhibit "A", attached hereto and to which reference is made for all purposes as if copied verbatim herein.

County: Hopkins

Date of Sale (first Tuesday of month): October 2, 2018

Time of Sale: between 1:00 o'clock p.m. and 4:00 p.m. o'clock

Place of Sale: The sale will be conducted outside the South entrance to the Hopkins County Courthouse in Sulphur Springs, Hopkins County, Texas, being the area designated by the Hopkins County Commissioner's Court, pursuant to Section 51.001 of the Texas Property Code as the place where foreclosure sales are to take place

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.

Mortgagee has appointed Dean Fowler as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Dean Fowler

Exhibit "A"

All that certain tract or parcel of land located in the John Polk Survey, Hopkins County, Texas, being part of that certain called 25 acre tract conveyed to D. W. Banks by X. J. Banks on February 23, 1980, by an instrument recorded in Volume 409, page 392, of the Deed Records of Hopkins County, Texas, and being more completely described as follows:

BEGINNING at a 1/2" iron set for corner at the Southwest corner of the above mentioned Banks tract, at a West to North turn in County Road 2390, in the West line of the above mentioned Polk Survey and the East line of the Henry P. Barron Survey, Abstract 65;
THENCE N 00 degrees 36 minutes 47 seconds E, with said Survey lines, the center of County Road 2390 and the West line of said Banks tract, a distance of 827.18 feet to a point for corner at the Northwest corner of said tract;
THENCE East, passing a 1/2" iron rod set for reference at 20.00 feet and continuing with the North line of said Banks tract a total distance of 212.40 feet to a 1/2" iron rod set for corner in same;
THENCE S 00 degrees 16 minutes 24 seconds W, a distance of 827.14 feet to a point for corner in the South line of said Banks tract and in the center of County Road 2390, from which a 1/2" iron rod set for reference bears: N 00 degrees 16 minutes 24 seconds E - 20.00 feet;
THENCE West, with the center of County Road 2390 and the South line of said Banks tract, a distance of 217.30 feet to the place of beginning, containing 4.080 acres of land;