

2018 DEC -6 AM 9: 04

BRIDGET LAMB

NOTICE OF TRUSTEE'S SALE

DATE: December 6, 2018

DEED OF TRUST

DATE: May 7, 2013

GRANTOR: CROCKETT MOTOR CO, INC

GRANTOR'S COUNTY: Houston County, Texas

BENEFICIARY: LOVELADY STATE BANK

TRUSTEE: MICHAEL R. BROXSON

RECORDING INFORMATION: Instrument #1302298, Page 1-7 Official Public Records of Houston County, Texas

PROPERTY: All that certain 1.44 acres of land, a part of and out of that certain tract called 2 acres in the Francis Johnson League, A-46 in Houston County, Texas and described in a Deed of record in Volume 252, Page 501 of the Houston County Deed Records and found by survey of June 15, 1982 to contain 1.985 acres; which 1.44 acres of land is described by metes and bounds in the attached "Exhibit A".

NOTE:

DATE: May 7, 2013
Modification & Extension of Note & Lien: June 23, 2014

AMOUNT: \$40,000.00

DEBTOR: Crockett Motor Company, Inc.

HOLDER: Lovelady State Bank, Lovelady, Texas

DATE OF SALE OF PROPERTY: WEDNESDAY, January 2, 2019

EARLIEST TIME OF SALE: 10:00 AM

PLACE OF SALE OF PROPERTY: FRONT STEPS OF THE EAST SIDE OF THE COURTHOUSE, CROCKETT, HOUSTON COUNTY, TEXAS

Because of default in performance of the obligations of the Deed of Trust, the 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.

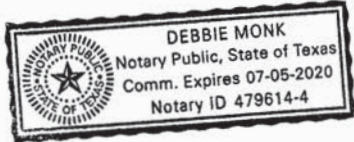
"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately."

Michael R. Broxson
Michael R. Broxson, Trustee

THE STATE OF TEXAS §

COUNTY OF HOUSTON §

This instrument was acknowledged before me on the 6th day of December 2018 by Michael R. Broxson, Trustee for LOVELADY STATE BANK.



Debbie Monk
Notary Public, State of Texas

EXHIBIT "a"

All of that certain 1.44 acres of land, a part of and out of that certain tract called 2 acres in the Francis Johnson League, A-46 in Houston County, Texas and described in a Deed of record in Volume 252, Page 501 of the Houston County Deed Records and found by survey of June 15, 1982 to contain 1.985 acres; which 1.44 acres of land is described by metes and bounds as follows:

BEGINNING on an Iron Rod (found) for the Southeast corner of this tract, same being the Southeast corner of the 1.985 acre tract;

THENCE N 73 deg. 06' 57" W, 197.98 feet along the South line to a ½" Iron Rod set for the Southeast corner of a 0.54 acre tract out of said 1.985 acre tract;

THENCE N 16 deg. 45' 22" E, 100.00 feet to a ½" Iron Rod set for the Northeast corner of said 0.54 acre tract;

THENCE N 73 deg. 06' 57" W, 235.00 feet to a ½" Iron Rod set for the most westerly Southwest corner of this tract and the Northwest corner of said 0.54 acre tract in the East right-of-way line of State Hwy. 19, 50.00 feet from its centerline;

THENCE N 16 deg. 45' 22" E, 99.83 feet to an Iron Rod set for the Northwest corner of this tract, same being the Northwest corner of said 1.985 acre tract;

THENCE S 73 deg. 07' 59" E, 432.46 feet along the North line to a ½" Iron Rod set for the Northeast corner of this tract, same being the Northeast corner of the 1.985 acre tract;

THENCE S 16 deg. 36' 28" W, 199.96 feet along the East line to the Place of Beginning, containing 1.44 acres of land; together with all improvements located thereon.