

FILED FOR RECORD

NOTICE OF TRUSTEE'S SALE

2019 MAR 22 AM 11:53

THE STATE OF TEXAS

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX

COUNTY OF VAN ZANDT

BY _____ DEP.

**KNOW ALL MEN
BY THESE PRESENTS:**

WHEREAS, by Deed of Trust November 21, 2016, Jarad S. Roberts, a single man; and Amanda J. Geer, a single woman, as Grantors, conveyed to Richard L. Ray, as Trustee, the property situated in Van Zandt County, Texas to wit:

All that certain lot, tract, or parcel of land situated in the JOHN WALLING SURVEY A-891, Van Zandt County, Texas, same being part of Tract 1 as found in Warranty Deed dated February 27, 1990 from Clovis Ellison and Charles Ellison to Gene Howell and wife, Judy Howell as found recorded in Volume 1198, Page 339 of the Real Records of Van Zandt County, Texas, and being more fully described as follows:

BEGINNING at a point within the right-of-way of Ebony Street for the recognized Northwest corner of said Tract 1, same being the Northwest corner of this, from which a ½ Inch Iron Rod reference was set bears North 89 degrees 06 minutes 15 seconds East 12.05 feet;

THENCE: North 89 degrees 06 minutes 15 seconds East 103.60 feet with the recognized North line of said Tract 1 to a ½ Inch Iron Rod set for the recognized Northeast corner of same;

THENCE: South 91.50 feet with the East line of said Tract 1 to a ½ Inch Iron Rod set for the Southeast corner of this;

THENCE: South 89 degrees 59 minutes 52 seconds West 103.40 feet to a point within the right-of-way of Ebony Street and on the West line of said Tract 1 for the Southwest corner of this, from which a ½ Inch Iron Rod reference was set bears North 89 degrees 59 minutes 52 seconds East 15.38 feet;

THENCE: North 00 degrees 07 minutes 17 seconds West 89.89 feet with a line which runs within the right-of-way of Ebony Street, and with the West line of said Tract 1 to the PLACE OF BEGINNING containing 0.22 of an acre of land.

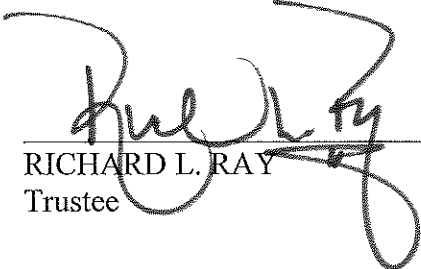
And the gray 1968 Casa manana by Henslee single-wide manufactured home measuring 10' x 50' located on the above described property.

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$26,648.00, executed by Jarad S. Roberts, a single man; and Amanda J. Geer, a single woman, and payable to Gene Howell and wife, Judy Howell (herein the "Note"), which such Deed of Trust is recorded in Document Number 2016-010590, of the Deed of Trust Records (Official Public Records) of Van Zandt County, Texas (herein "Deed of Trust"); and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 7th day of May, 2019, I will begin to sell the Property at the earliest 10:30 a.m. or not later than three hours after that time at the front (North) steps of the Van Zandt County Courthouse, Canton, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND this the 15th day of March, 2019.


RICHARD L. RAY
Trustee