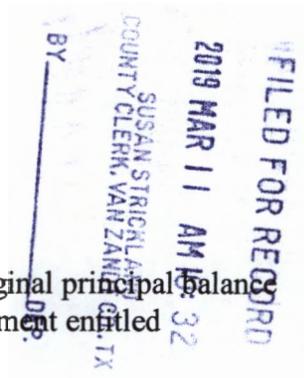


Notice of Trustee's Sale

Date: March 8, 2019
Trustee: GEORGE IVAN ALEXANDER
Current Owner and Holder of Note: BILLY JACK DEEN

Note: Real Estate Lien Note dated November 25, 2013 in the original principal balance of \$111,285.00, corrected on December 20, 2013 by instrument entitled Correction Real Estate Lien Note



Deed of Trust

Date: November 25, 2013
Grantor: JASON MEDFORD and KRYSTLE ROBERTS
Lender: BILLY JACK DEEN

Recording information: Deed of Trust lien, originally dated November 25, 2013 and filed at Document No. 2013-009851, Official Public Records of Van Zandt County, Texas, corrected by Correction Deed of Trust executed December 20, 2013 and filed at Document No. 2013-010359, Official Public Records of Van Zandt County, Texas

Property: All that certain lot, tract or parcel of land situated in the WILLIAM SHERMAN SURVEY A-761, Van Zandt County, Texas, same being part of a called 64.62 acre tract as found in Warranty Deed With Vendor's Lien dated September 30, 2013 from The Estate of Dewey Dean Cox, Deceased, to Billy Jack Deen as found recorded in Document No. 2013-008088 of the Real Records of Van Zandt County, Texas, and being more particularly described on Exhibit "A" attached hereto and incorporated herein as if fully set forth.

County: Van Zandt

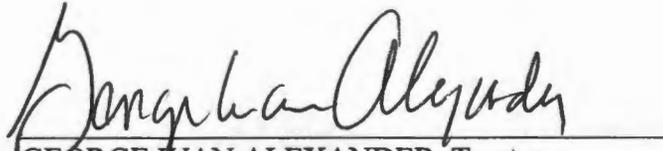
Date of Sale (first Tuesday of month): April 2, 2019

Time of Sale: The sale shall begin no earlier than 1:00 P.M., or no later than three hours thereafter.

Place of Sale: The sale will be held at the Van Zandt County Courthouse in Canton, Texas, at the following location: Courthouse Steps, located on the North side of the courthouse at the second floor entrance.

GEORGE IVAN ALEXANDER is the Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

A handwritten signature in black ink, appearing to read "George Ivan Alexander", written over a horizontal line.

GEORGE IVAN ALEXANDER, Trustee
Curtis, Alexander, McCampbell, P.C.
2708 Washington Street; P.O. Box 1274
Greenville, Texas 75403-1274
Ph: (903) 455-8113
Fax: (903) 454-3371
george@curtisalexander.net

EXHIBIT "A"

All that certain lot, tract, or parcel of land situated in the WILLIAM SHERMAN SURVEY A-761, Van Zandt County, Texas, same being part of a called 64.62 acre tract as found in Warranty Deed With Vendor's Lien dated September 30, 2013 from The Estate Of Dewey Dean Cox, Deceased, to Billy Jack Deen as found recorded in Document No. 2013-008088 of the Real Records of Van Zandt County, Texas, and being more fully described as follows:

BEGINNING at a point near the center of F.M. 859, and in a Southwest line of said Deen's 64.62 acre tract for the most Westerly Southwest corner of this, from which a 3/8" Iron Rod was found and used for a reference bears South 45 deg. 48 min. 46 sec. East 60.09 feet, said beginning point being South 45 deg. 42 min. 15 sec. East 264.64 feet from a 1/2" Iron Rod found for the most Westerly West corner of said Deen's 64.62 acre tract;

THENCE: North 04 deg. 04 min. 53 sec. West 56.59 feet with a line which runs near the center of F.M. 859 to a point for the most Westerly Northwest corner of this, from which a 1/2" Iron Rod reference was set bears North 87 deg. 51 min. 16 sec. East 40.31 feet;

THENCE: North 87 deg. 51 min. 16 sec. East 239.53 feet to a 1/2" Iron Rod set for a corner of this;

THENCE: South 51 deg. 55 min. 08 sec. East 232.67 feet to a 1/2" Iron Rod set for an angle point of this;

THENCE: South 56 deg. 01 min. 01 sec. East 413.15 feet to a 1/2" Iron Rod set for an inner-ell corner of this;

THENCE: North 36 deg. 29 min. 06 sec. East 507.74 feet to a 1/2" Iron Rod set for the most Northerly North corner of this;

THENCE: South 50 deg. 07 min. 54 sec. East 330.62 feet to a 1/2" Iron Rod set for an angle point of this;

THENCE: South 45 deg. 46 min. 13 sec. East 804.61 feet to a 1/2" Iron Rod set in a Southeast line of said Deen's 64.62 acre tract for the most Easterly East corner of this;

THENCE: South 44 deg. 26 min. 50 sec. West 841.87 feet with a Southeast line of said Deen's 64.62 acre tract to a 1/2" Iron Rod found for the most Southerly South corner of same;

THENCE: North 44 deg. 16 min. 04 sec. West 143.95 feet with a Southwest line of said Deen's 64.62 acre tract to a 1/2" Iron Rod found for an angle point of same;

THENCE: North 45 deg. 46 min. 13 sec. West 883.93 feet with a Southwest line of said Deen's 64.62 acre tract to a 1/2" Iron Rod found for a corner of same;

THENCE: North 43 deg. 36 min. 15 sec. East 15.11 feet with a Southeast line of said Deen's 64.62 acre tract to a 1/2" Iron Rod found for the East corner of a called 5.92 acre tract now or formerly owned by James and Jacque Owens (Vol. 1320, page 505 Real Records), same being an inner-ell corner of said Deen's 64.62 acre tract;

THENCE: North 45 deg. 49 min. 21 sec. West 790.61 feet with the Northeast line of said Owens' 5.92 acre tract, and with a Southwest line of said Deen's 64.62 acre tract to a point within F.M. 859 for the most Northerly North corner of said Owens' 5.92 acre tract, same being an inner-ell corner of said Deen's 64.62 acre tract, from which a 1/2" Iron Rod reference was found bears South 45 deg. 49 min. 21 sec. East 39.43 feet;

THENCE: South 44 deg. 17 min. 46 sec. West 14.00 feet with a Northwest line of said Owens' 5.92 acre tract, a Southeast line of said Deen's 64.62 acre tract, and with a line which runs within F.M. 859 to a point for the most Westerly West corner of said Owens' 5.92 acre tract, same being a South corner of said Deen's 64.62 acre tract, from which a 3/8" Iron Rod reference was found bears South 45 deg. 49 min. 21 sec. East 55.15 feet;

THENCE: North 45 deg. 42 min. 15 sec. West 4.94 feet with a Southwest line of said Deen's 64.62 acre tract to the place of beginning containing 24.75 acres of land.

The above Field Notes were prepared from an actual on the ground survey, made under the direction and supervision of TONY COURTNEY, R.P.L.S. #1911, dated October 9, 2013.