

Notice of Foreclosure Sale

FILED FOR RECORD

JULY 2, 2019

2019 JUN -7 PM 3: 51

Deed of Trust ("Deed of Trust"):

Dated: 01/18/2013

Grantor: Bobby Deal

Substitute Trustee: P. Dean Brinkley

Lender: J.O. Curtice

Recorded in: Instrument Number 2013-34589, Volume 1247 Page 507 of the real property records of Hardin County, Texas,

Property Address: 7535 Maricle Lane, Silsbee, Texas 77656

Legal Description: One (1) acre of land, more or less, out of and a part of the S. P. Bankston League, Abstract No. 3, Hardin County, Texas and out of a part of Southwestern Settlement and Development Corporation Farm Subdivision No. 1, Hardin County, Texas; and also out of and part of the two (2) acres conveyed to Doyle D. King, et ux Alice Faye by Deed dated March 3, 1959 recorded in Vol 381, Page 547 of the Deed Records of Hardin County, Texas to which reference is hereby made for all purposed said tract being more particularly described by metes and bounds as follow:

BEGINNING at the Northeast corner of that two (2) acre tract conveyed by Doyle D. King, et ux Alice Faye by Deed above referred to at a stake for corner;

THENCE South along the east boundary line of said two (2) acre tract, 335 feet to stake for corner at the Southeast corner of said two (2) acre tract;

THENCE West along the South boundary line of said two (2) acre tract 130 feet to point for corner;

THENCE North and parallel with the East boundary line of said two (2) acre tract 335 feet to pint for corner in the North boundary line of said two (2) acre tract;

THENCE East and along the North boundary line of said two (2) acre tract 130 feet to the place of beginning and containing one (1) acre of land, more or less, and being the same tract of land described in the deed from Mark Sumner and Sonja Sumner to James O. Curtice, dated November 17, 2000 recorded in Vol 1247, Page 507, Official Public Records of Hardin County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$34,000.00, executed by Estate of Bobby Deal ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, July 2, 2019

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 and not later than three hours thereafter.

Place: Outside the commissioner's court at the Hardin County Courthouse, located at 300 Monroe, Kountze, Texas 77625

GLENDAL ALSTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Angela Durham*

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that J.O. Curtice's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, J.O. Curtice, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of J.O. Curtice's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with J.O. Curtice's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If J.O. Curtice passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by J.O. Curtice. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

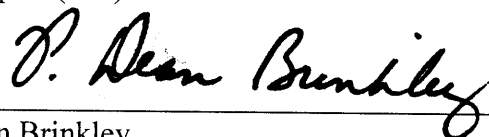
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

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.

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