

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by RODOLFO GARCIA and FLORICEL VALDEZ RIOS, of Freestone County, Texas, dated March 12, 2011 for the benefit of NEAL AND COMPANY, INC. whose address is P. O. Box 671, Fairfield, Texas 75840, and duly recorded in **Volume 1509, page 736**, of the Official Records of Freestone County, Texas, I will as Trustee under said Deed of trust, in order to satisfy the indebtedness secured thereby and at the request of the Holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday May 2, 2017, (that being the first Tuesday of said month), at public auction to the highest bidder for cash before the courthouse door, as designated by the County Commissioner's Court of said county, of Freestone County, Texas, in Fairfield, Texas between the hours of ten o'clock a.m. and four o'clock p.m. of that day, which time shall not be earlier than 10:00 a.m. and not later than 1:00 p.m., the following described property, to-wit:

Being 1.345 acres of land, more or less, Tract w, out of the HUGH SHEPHERD SURVEY, A-34, Freestone County, Texas, and being a part of the same land described in deed to Neal & Company, Inc., dated August 27, 2002 or record in Vol. 1210, Pg. 274, Official Records of Freestone County, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes, together with Limited Edition Mobile Home, Serial No. SRP8869AAL & SRP8869BAL.

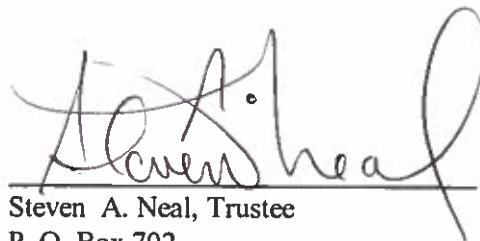
The sale notice herein shall include the interest of the Debtor/Mortgagor/Grantor in all fixtures and personal property covered by the Deed of Trust/Security Agreement and any other documents executed in connection with or as security for the Note, Lender/Beneficiary/Holder of said indebtedness having directed the undersigned to sell, and the undersigned hereby noticing the sale of, said fixtures and personalty pursuant to rights granted to the Lender under Section 9.601 (d) of the Texas Uniform Commercial Code. **THERE**

WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE LENDER/BENEFICIARY/HOLDER OF SAID INDEBTEDNESS NOR THE TRUSTEE MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OF REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

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.

EXECUTED this 6th day of March, 2017.



Steven A. Neal, Trustee
P. O. Box 702
Fairfield, Texas 75840
903-389-3927
14839400

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Mar 17, 2017 AT 03:50P
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 140596
By: Brittney Hall, Deputy