

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by MARIA GABRIELA HERRERA and SABAS PABLO RUIZ, of Freestone County, Texas, dated January 22, 2007 for the benefit of NEAL and COMPANY, INC. A TEXAS CORPORATION whose address is P. O. Box 702, Fairfield, Texas 75840, and duly recorded in Volume 1389, page 603, 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 June 5, 2018, (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 2.288 acres, a part of the JESSE KORN SURVEY, A-15, Freestone County, Texas and being further described in Exhibit "A" attached hereto and made a part hereof for all purposes.

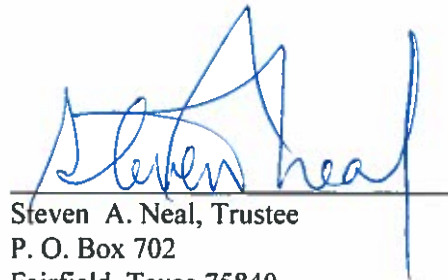
The sale notice herein shall include the interest of the Debtor/Mortgagor/Grantor in all fixtures and personal property covered by the Deed of Trust/Security Agreement and any other documents executed in connection with or as security for the Note, Lender/Beneficiary/Holder of said indebtedness having 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 1st day of June, 2018.



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

EXHIBIT "A"

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Jun 01, 2018 AT 03:27P
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 147123
By: Laverne Moore, Deputy

Description of a 2.288 acre tract
JESSE KORN SURVEY, ABSTRACT NO. 15
Freestone County, Texas

ALL that certain tract or parcel of land, being a part of the JESSE KORN SURVEY, ABSTRACT NO. 15, Freestone County, Texas, also being a part of that certain called 5.925 acre Tract Two conveyed to Neal and Company, Inc., by John T. Carroll, Jr., et ux, July 9, 2002, recorded in Volume 1204, page 361 of the Deed Records of Freestone County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a 1/2" Iron Rod set for corner at the Northwest corner of the above mentioned 5.925 acre tract and the Southwest corner of a called 2.348 acre tract described in Volume 1061, page 23 of the Deed Records of Freestone County, Texas, in the East margin of gravel County Road No. 527.

THENCE N 81° 05' 50" E with the North line of said 5.925 acre tract and the South line of said 2.348 acre tract a distance of 430.11 feet to a 1/2" Iron Rod found for corner at the Northeast corner of said 5.925 acre tract and the Southeast corner of said 2.348 acre tract, in the West line of a called 6.625 acre Tract Three described in Volume 1204, page 361 of the Deed Records of Freestone County, Texas.

THENCE in a Southerly direction with the East line of said 5.925 acre tract and the West line of said 6.625 acre tract as follows: S 42° 26' 46" E - 153.90 feet to a 1/2" Iron Rod found for corner and S 18° 18' 25" W - 105.47 feet to a 1/2" Iron Rod found for corner.

THENCE S 71° 10' 59" W a distance of 167.85 feet to a 1/2" Iron Rod set for corner.

THENCE N 40° 59' 34" W a distance of 81.51 feet to a 1/2" Iron Rod set for corner.

THENCE S 76° 58' 46" W a distance of 247.22 feet to a 1/2" Iron Rod set for corner in the West line of said 5.925 acre tract and the East margin of gravel County Road No. 527.

THENCE N 12° 15' 21" W with the West line of said 5.925 acre tract and the East margin of gravel County Road No. 527 a distance of 200.00 feet to the place of beginning, containing 2.288 acres of land.

I, Raymond E. Russell, Registered Professional Land Surveyor No. 4091, do hereby declare that the above field notes were prepared from an actual survey made by me on the ground during the month of August, 2002. A plat of this property was prepared this date and is a part of this survey.