

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, On the 18th day of June, 2015, **SERGIO RODRIGUZ and VERONICA GOMEZ PRADO**, executed a Deed of Trust conveying to STEVEN A. NEAL, as Trustee, the Real Estate hereinafter described, to secure **NEAL AND COMPANY, INC. A TEXAS CORPORATION**, in the payment of a debt therein described, said Deed of Trust being recorded in **Volume 1660, Page 363**, in the Official Records of Freestone County, Texas; and

WHEREAS, The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

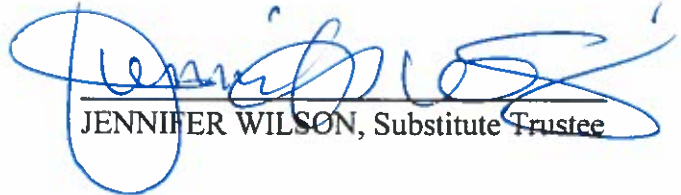
WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on **Tuesday**, the 3rd day of April, 2018, between **ten o'clock A. M. and one o'clock p.m.**, I will sell said Real Estate at the South door of the County Court House in Freestone County, Texas, to the highest bidder for cash.

Said Real Estate is described as follows:

Being 1.195 acres of land, more or less, situated in the Hugh Shepard Survey, A-34, Freestone County, Texas, and being more particularly described in Exhibit "A" attached herto and made a part hereof for all purposes.

WITNESS MY HAND this 1st day of March, 2018.


JENNIFER WILSON, Substitute Trustee

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Mar 01, 2018 AT 09:59A
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 145756
By: Melissa Santana, Deputy

RAYMOND E. (GENE) RUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR
ANDERSON COUNTY SURVEYOR



BOUNDARY SURVEYS
SUBDIVISIONS
WELL LOCATIONS
LEASE SURVEYS
POE LINES

606 AVENUE A
PALESTINE, TEXAS 76801
PHONE: (808) 723-3116
FAX: (808) 723-2859
genrus1@earthlink.net
State of Texas Firm No. 10019700

Tract -2-

Description of a 1.195 acre tract
HUGH SHEPHERD SURVEY, ABSTRACT NO. 34
Freestone County, Texas

ALL that certain tract or parcel of land, being a part of the HUGH SHEPHERD SURVEY, ABSTRACT NO. 34, Freestone County, Texas, also being a part of that certain called 10.223 acre tract conveyed to Neal and Company, Inc., by Arlis A. Jones et ux, February 6, 2013, recorded in Volume 1599, page 715 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 in the South line of the above mentioned 10.223 acre tract and the North line of a called 0.63 of an acre tract recorded in Volume 1313, page 752 of the Deed Records of Freestone County, Texas, from which the Southwest corner of said 10.223 acre tract Brs. S 89° 37' 54" W - 4.80 feet and S 89° 39' 08" W - 127.50 feet.

THENCE N 0° 52' 08" W a distance of 391.16 feet to a 1/2" Iron Rod set for corner in the South margin of Freestone County Road No. 1220.

THENCE N 89° 13' 57" E with the South margin of Freestone County Road No. 1220 a distance of 133.46 feet to a 1/2" Iron Rod set for corner.

THENCE S 0° 41' 55" E a distance of 392.08 feet to a 1/2" Iron Rod set for corner in the South line of said 10.223 acre tract and the North line of said 0.63 of an acre tract.

THENCE S 89° 37' 54" W with the South line of said 10.223 acre tract and the North line of said 0.63 of an acre tract a distance of 132.30 feet to the place of beginning, containing 1.195 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 February, 2015. Bearings derived from the West line of a 4.78 acre tract as surveyed by James C. Williford, Registered Professional Land Surveyor No. 5973, and shown on a plat dated August 10, 2013 A plat of this property was prepared this date and is a part of this survey.

GIVEN UNDER MY HAND AND SEAL this the 12th day of February, 2015.


REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4091



J06623.01/07.13

EXHIBIT "A"