



THENCE North 375 feet;

THENCE West 116 feet;

THENCE South 375 feet to the place of beginning, containing one (1) acre of land.

**LESS AND EXCEPT:** All that certain lot tract or parcel of land situated in the NACOGDOCHES SCHOOL LAND SURVEY, Abstract No. 620, Van Zandt County, Texas, same being part of a called 1.00 acre tract as found in Warranty Deed dated May 6, 1950, from S. R. White and J. G. Hopkins to L. P. Browning and wife, Lunelle Browning, as found recorded in Volume 390, page 95, of the Deed Records of Van Zandt County, Texas, and being more fully described as follows:

BEGINNING at a 3/8" iron rod set in the recognized North line of W. Ohio Street for the Southwest corner of said 1.0 acre tract, same being the Southeast corner of a small tract now or formerly owned by Eugene R. Murphy as found recorded in Volume 974, page 239, Deed Records of Van Zandt County, Texas;

THENCE North 217.18 feet with the East line of Murphy tract, and the West line of said 1.0 acre tract, passing the Northeast corner of Murphy tract, and continuing to a 3/8" iron rod set in the West line of said 1.0 acre tract for the Northwest corner of this;

THENCE East 116.0 feet to a 3/8" iron rod set in the East line of said 1.0 acre tract for the Northeast corner of this;

THENCE South 214.92 feet with the East line of said 1.0 acre tract to a 3/8" iron rod set in the recognized North line of W. Ohio Street for the Southeast corner of said 1.0 acre tract, and the Southeast corner of this;

THENCE South 88 deg. 53 min. 12 sec. West 116.02 feet with the North line of W. Ohio Street, and South line of said 1.0 acre tract, to the place of beginning.

**THIRD TRACT:** All that certain lot, tract or parcel of land situated in Van Zandt County, Texas, being in the NACOGDOCHES SCHOOL SURVEY, Abstract No. 620, and being off of Block #5 of the W. T. Jarman Lease in Van, Texas;

BEGINNING at a point 232 feet East of the Southwest corner of Block #5;

THENCE East 29 feet to corner;

THENCE North 375 feet to corner;

THENCE West 29 feet to corner;

THENCE South 375 feet to the place of beginning.

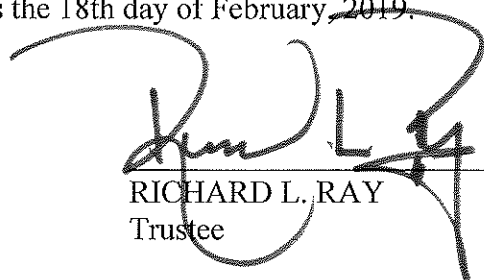
(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$55,000.00, executed by Carlos A. Guzman, Jr. and

payable to Gene Howell and wife, Judy Howell (herein the "Note"), which such Deed of Trust is recorded in Document Number 2017-009424, of the Deed of Trust Records (Official Public Records) of Van Zandt County, Texas (herein "Deed of Trust"); and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 2nd day of April, 2019, I will begin to sell the Property at the earliest 10:30 a.m. or not later than three hours after that time at the front (North) steps of the Van Zandt County Courthouse, Canton, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND this the 18th day of February, 2019.

  
RICHARD L. RAY  
Trustee