

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.

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that on Tuesday, the 7th day of April, 20~~18~~²⁰; the undersigned will conduct a Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 1:00 o'clock, P.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Hopkins County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place is the area outside at the Southwest Entrance Door to the First Floor of the building now known as the Hopkins County Courthouse, 118 Church Street, Sulphur Springs, Texas 75482.

Date of Deed of Trust: August 6, 2018

Maker: Trayvon Charles Michael Askew and Vanesa Maria Tellez

Original Trustee named in Deed of Trust: L. Scott Horne

Original amount of Secured Indebtedness: \$58,000.00

Original Beneficiary named in Deed of Trust: Casas Sonrisas, LLC

Property described in Deed of Trust:

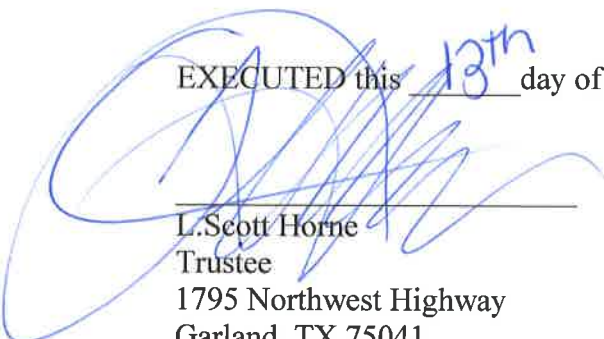
See "Exhibit A" attached and incorporated herein. More commonly known as 205 League Street S, Sulphur Springs, Texas 75482.

Said Deed of Trust is recorded under Document No. 201000143986 in the Deed of Trust Records of Dallas County, Texas.

Mortgage Servicer Information: None.

FILED FOR RECORD
HOPKINS COUNTY, TEXAS
2020 MAR 16 A 10:50
TRACY SMITH
COUNTY CLERK
BY _____ DEPUTY

EXECUTED this 13th day of March, 2020



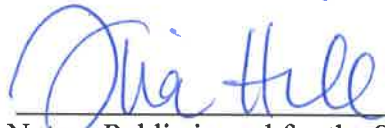
L. Scott Horne
Trustee
1795 Northwest Highway
Garland, TX 75041
972-271-1700

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 13th day of March, 2020, by L.Scott Horne, known to me personally or by driver's license, in the capacity therein stated.





Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

PREPARED IN THE LAW OF:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

EXHIBIT "A"

All that certain 0.48 acre lot, tract or parcel of land situated in the Jose Y Barbo Survey, Abstract No. 1102, Lot 1B, Block 24-1, City of Sulphur Springs, Hopkins County, Texas, and being all of the same land described in a deed from Bob Carroll, Independent Executor of the Estate of Edith Carroll, to J.D. Carroll as recorded in Volume 238, Page 659, Real Property Records, Hopkins County, Texas, (R.P.R.H.C.T.), said 0.48 acre tract being described by metes and bounds as follows:

BEGINNING at a ½" iron pipe found at the southwest corner of said Carroll tract and the southeast corner of a called 1.602 acre tract described in a deed to Kenneth D. Berg and Marian Berg as recorded in Volume 440, Page 710, Official Public Records, Hopkins County, Texas, (O.P.R.H.C.T.), and on the north line of Henderson Street for a corner, from said point an "X" cut in concrete at the southwest corner of said 1.602 acre tract bears S 88°13'37" W a distance of 234.55 feet for a reference;

THENCE N 01°14' 00" W (Basis of Bearing per 440/710 O.P.R.H.C.T.) along the west line of said Carroll tract and the east line of said 1.602 acre tract a distance of 105.00 feet to a ½" iron rod with pink cap stamped "Landmark LS" set at the northwest corner of said Carroll tract and the southeast corner of a tract described in a deed to Jo Ann Turner as recorded in Volume 410, Page 258, Deed Records, Hopkins County, Texas, (D.R.H.C.T.), for a corner, from said point a ½" iron rod with orange cap stamped "Cooper" found at the northeast corner of said 1.602 acre tract bears N 01°14'00" W a distance of 196.64 feet for a reference;

THENCE N 88°13'37" E along the north line of said Carroll tract and the south line of said Turner tract a distance of 196.62 feet to a ½" iron rod with pink cap stamped "Landmark LS" set at the northeast corner of said Carroll tract on the west line of League Street for a corner, said point bears S 02°41'47" E a distance of 215.28 feet from a 5/8" iron rod with orange cap stamped "Horizon" found at the southeast corner of a tract described in a deed to Clyde William Yeary, Jr. and wife, Mary F. Yeary as recorded in Volume 279, Page 104, R.P.R.H.C.T., for a reference;

THENCE S 02°41'47" E along the east line of said Carroll tract and the west line of said League Street a distance of 105.01 feet to a PK nail set at the southeast corner of said Carroll tract at the intersection of the west line of said League Street with the north line of said Henderson Street for a corner;

THENCE S 88°13'37" W along the south line of said Carroll tract and the north line of said Henderson Street a distance of 199.30 feet to the **POINT OF BEGINNING** and containing 0.48 acres of land, more or less, also being known as 205 League Street, Sulphur Springs, Texas.