

FILED FOR RECORD
LAMAR COUNTY, TEX

NOTICE OF TRUSTEE'S SALE

17 AUG -3 PM 1:39

DATE: July 31st, 2017

RUTH SISSON
COUNTY CLERK

Deed of Trust:

Date: June 30, 2015

Grantor: Casey Bruns

Beneficiary: Enloe State Bank

Recording Information: Document No. 130626-2016 of the Real Property Records of Lamar County, Texas

Property: See Exhibit A attached hereto and made part hereof as if copied herein verbatim

BY _____ DEPUTY

Note:

Date: June 30, 2015

Amount: Seventy-Four Thousand Six Hundred Fifteen Dollars and 18/100 (\$74,615.18)

Debtor: Casey Bruns

Holder: Enloe State Bank

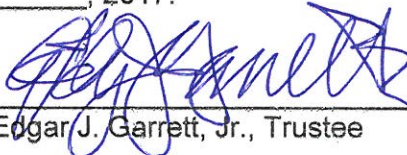
DATE OF SALE OF PROPERTY: September 5th, 2017

EARLIEST TIME OF SALE PROPERTY: 11:00 A.M.

PLACE OF SALE PROPERTY: The East foyer, just inside the first floor East entrance to the Lamar County Courthouse at 119 North Main Street, Paris, Lamar County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Lamar County Commissioner's Court.

Because of default in performance of the obligations of the deed of trust, Edgar J. Garrett, Jr., Trustee, will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.

Witness my hand August 3, 2017.

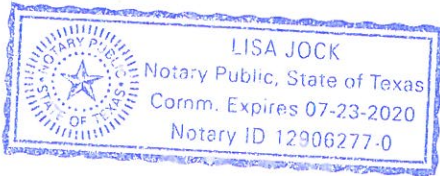


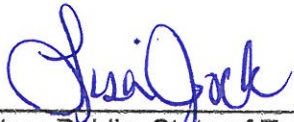
Edgar J. Garrett, Jr., Trustee

STATE OF TEXAS)
COUNTY OF HUNT)

BEFORE ME, the undersigned authority, on this day personally appeared Edgar J. Garrett, Jr., Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

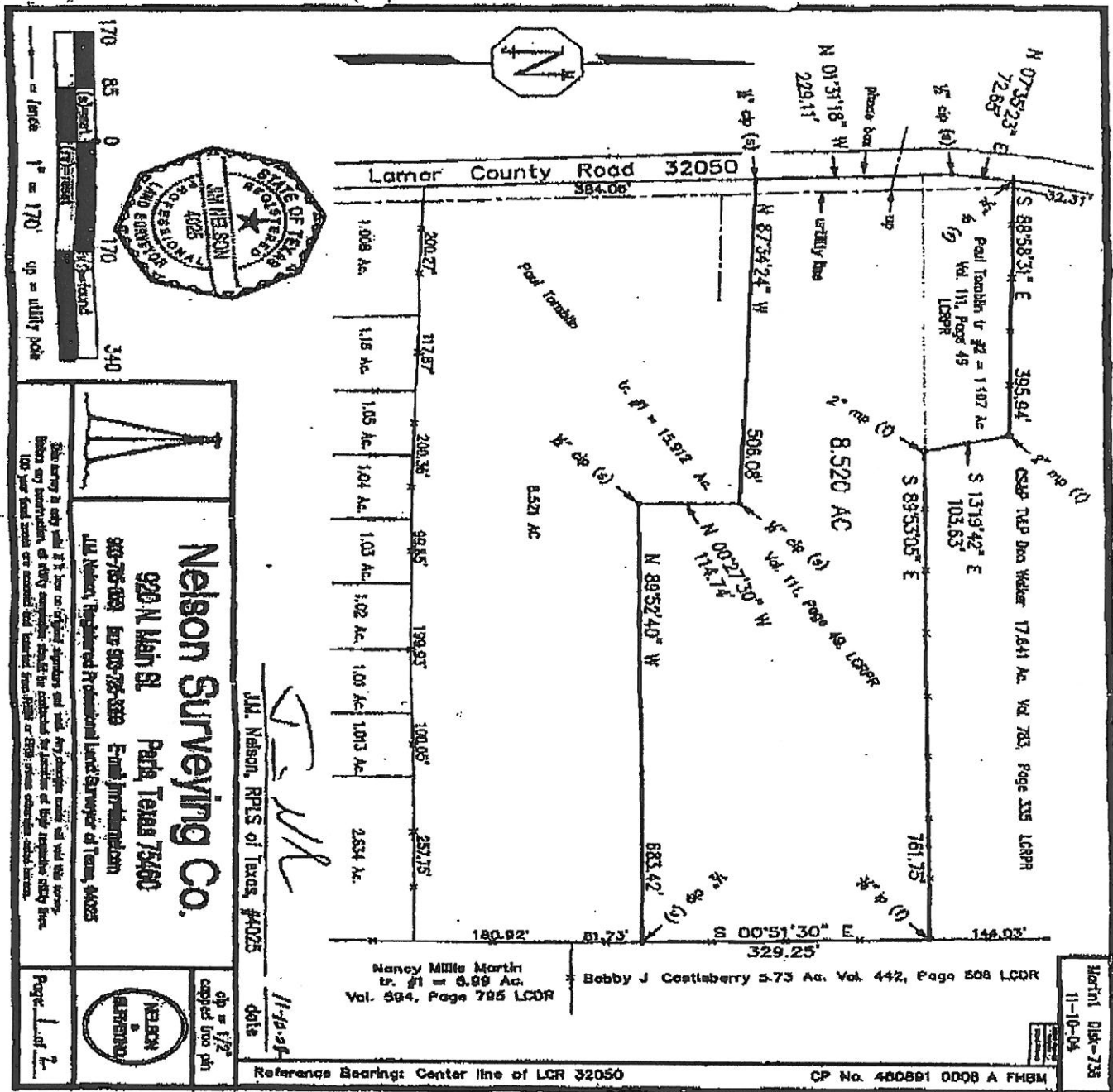
GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 3 day of Aug, 2017.





Notary Public, State of Texas

EXHIBIT A





Nelson Surveying Company

920 North Main Street Paris, Texas 75460
803-785-3651 fax 803-785-3398 e-mail jlmn@1starnet.com
Jim Nelson, owner

J. M. Nelson, Registered Professional Land Surveyor of Texas, #4026

These field notes are to be used only by the person to whom they are issued. All other copies are unauthorized copies.
Martin Block-734 McKellar Park LDR 32050 Reference Bearing Center line of LDR 82060

FIELD NOTES

Situated 4.7 miles West of the City of Paris, County of Lamar, and State of Texas, part of the Mitchell Keller Survey #498, and being a part of tract #1, a called 15.912 acre tract of land and all of tract #2, a called 1.107 acre tract of land conveyed to Paul Tomblin by deed recorded in Vol. 111, Page 49, of the Real Property Records of said County and State.

Beginning at a 1/4" iron pin (f) for corner at the Northwest corner of said Tomblin 1.107 acre tract and at the Westerly Southwest corner of a 17.841 acre tract of land as shown in a Contract of Sale & Purchase between the Texas Veterans Land Program and Don Walker recorded in Vol. 783, Page 335, of said Real Property Records.

Thence South 88°58'31" East along a fence a distance of 395.84 feet to a 2" metal post (f) for corner at the Northeast corner of said Tomblin 1.107 acre tract and at an el corner of said Walker 17.841 acre tract;

Thence South 13°19'42" East along a fence a distance of 103.83 feet to a 2" metal post (f) for corner at the Southeast corner of said Tomblin 1.107 acre tract and at the Southerly Southwest corner of said Walker 17.841 acre tract, said corner being in the North Boundary Line of said Tomblin 15.912 acre tract,

Thence South 89°53'05" East along a fence a distance of 781.75 feet to a 3/8" iron pin (f) for corner at the Northeast corner of said Tomblin 15.912 acre tract and at the Southeast corner of said Walker 17.641 acre tract, said corner being in the West Boundary Line of a called 5.73 acre tract of land conveyed to Bobby J. Castleberry by deed recorded in Vol. 442, Page 508, of the Deed Records of said County and State;

Thence South 0°51'30" East along a fence along the East Boundary Line of said Tomblin 15.912 acre tract and along the West Boundary Line of said Castleberry 5.73 acre tract a distance of 329.25 feet to a 1/4" capped (NELSON SURVEYING) iron pin (s) for corner at the Easterly Northeast corner of a 8.521 acre tract of land surveyed this same day;

Thence North 89°52'40" West a distance of 683.42 feet to a 1/4" capped (NELSON SURVEYING) iron pin (s) for corner at an el corner of said 8.521 acre tract;

Thence North 0°27'30" West a distance of 114.74 feet to a 1/4" capped (NELSON SURVEYING) iron pin (s) for corner at the Northerly Northeast corner of said 8.521 acre tract;

Thence North 87°34'24" West a distance of 506.08 feet to a 1/4" capped (NELSON SURVEYING) iron pin (s) for corner at the Northwest corner of said 8.521 acre tract;

Thence along the East Boundary Line of Lamar County Road 32050 acre tract as follows: North 1°31'18" West a distance of 229.11 feet to a 1/4" capped (NELSON SURVEYING) iron pin (s); North 7°35'23" East a distance of 72.85 feet to the place of beginning and containing 8.520 acres of land

I, J.M. Nelson, Registered Professional Land Surveyor of Texas, #4026, certify to Chris Martin, that the above depicted and described tract of land was taken from an actual survey made on the ground and completed by me on the 10th day of November, 2004, that there doesn't appear to be any visible improvements, easements or encroachments other than those shown thereon, and that this tract of land does not appear to lie in a flood zone as indicated by Community Panel No. 480891 0008 A of the Flood Hazard Boundary Maps.



J.M. Nelson, RPLS of Texas, #4025

11-10-04
data