

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Oct 28, 2016 AT 11:13A
as Notice of Trustee Sale

NOTICE OF TRUSTEE'S SALE

Total Fees : 8.00
Receipt Number - 138694
By: Melissa Munoz, Deputy

Pursuant to authority conferred upon me by that certain Deed of Trust executed by PABLO RAMIREZ, of Freestone County, Texas, dated June 24, 2004 for the benefit of NEAL and COMPANY, INC. a TEXAS CORPORATION whose address is P. O. Box 671, Fairfield, Texas 75840, and duly recorded in **Volume 1305, page 785**, 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 December 6, 2016, (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 1.613 acres Volume 1305, Page 785 Hugh Shepherd Survey A-34, of Freestone County, Texas.

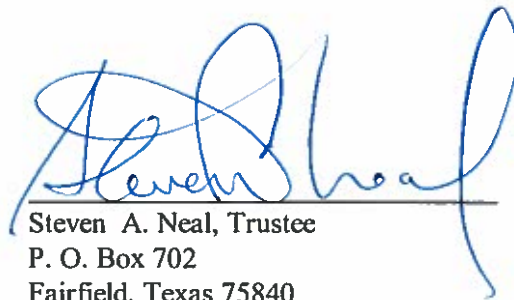
The sale notice herein shall include the interest of the Debtor/Mortgagor/Grantor in all fixtures and personal property covered by the Deed of Trust/Security Agreement and any other documents executed in connection with or as security for the Note, Lender/Beneficiary/Holder of said indebtedness having 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 24th day of October, 2016.



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

EXHIBIT "A" '1

Tract -8-

Description of a 1.613 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 Tract One (5.013 acres) conveyed to Neal and Company, Inc., by John A. Alford, Jr., Trustee, August 27, 2002, recorded in Volume 1210, page 274 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 Southeast corner of the above mentioned 5.013 acre tract and the Southwest corner of a called 4.88 acre tract described in Volume 1012, page 736 of the Deed Records of Freestone County, Texas, in the North margin of gravel County Road No. 1200.

THENCE N 89° 15' 04" W with the South line of said 5.013 acre tract and the North margin of gravel County Road No. 1200 a distance of 125.00 feet to a 1/2" Iron Rod set for corner.


THENCE N 0° 35' 04" E a distance of 564.24 feet to a 1/2" Iron Rod set for corner in a fence.

THENCE S 87° 22' E with a fence a distance of 125.08 feet to a 5/8" Iron Rod found for corner at the Northwest corner of said 4.88 acre tract, in the East line of said 5.013 acre tract.

THENCE S 0° 35' 04" W with the East line of said 5.013 acre tract and the West line of said 4.88 acre tract a distance of 560.12 feet to the place of beginning, containing 1.613 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 September, 2002. A plat of this property was prepared this date and is a part of this survey.

GIVEN UNDER MY HAND AND SEAL this the 30th day of September, 2002.


REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4091

