

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: August 12, 2016

Substitute Trustee: Kerry Pickett
Substitute Trustee's Street Address: P.O. Box 7894, Waco, Texas 76714
Lender: Amerigo, Inc.

Note

Date: May 29, 2003
Borrower: John Kyle Hart and wife, Kathy Darlene Hart
Payee: Amerigo, Inc.
Principal Amount: \$25,000.00

Deed of Trust

Date: May 29, 2003
Grantor: John Kyle Hart and wife, Kathy Darlene Hart
Trustee: Don E. Holley
Original Beneficiary: Amerigo, Inc.
Recording information: Document # 030037901 in book OR, Volume 01239, Page 00174 of the Official Public Records in Freestone County, Texas.
Property: See attached Exhibit A and more commonly known as 122 North Hall, Fairfield, Freestone County, Texas 75840.

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
.ON: Aug 15, 2016 AT 11:50A
as Notice of Trustee Sale
Total Fees : 8.00
Receipt Number - 137681
By: Carla Brookshire, Deputy

County: Freestone

Date of Sale (first Tuesday of month): September 6, 2016
Time of Sale: 10:00 a.m. or within three hours thereof
Place of Sale: Front steps at south entrance of courthouse in Fairfield, Freestone County, Texas.

Lender has appointed Kerry Pickett as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

NOTICE: Assert and protect your rights as a member of the armed forces to 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.

FILED FOR RECORD
At 12:05 o'clock P M

AUG 15 2016

LINDA JARVIS
Clerk County Court, Freestone County, Texas
By *Carla Brookshire*

Kerry Pickett
KERRY PICKETT, SUBSTITUTE TRUSTEE

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EXHIBIT "A"

situated in Freestone County, Texas, and being situate in the City of Fairfield in said County, and being parts of Lots 3 and 4, in Block No. 10, according to the official Map of the City of Fairfield, of Record in the Surveyors Records of Freestone County, Texas, and described as follows:

Beginning at the S. W. corner of Lot No. 4, in Block No. 10, of said City of Fairfield
Thence North with the West line of said Lot No. 4, 84½ feet to stake for corner;
Thence East 163 feet, to stake for corner in Lot No. 3, 16 feet from the E. line of Lot No. 4;
Thence South 84½ feet to Hunter Bonner's North line; Thence West with Hunter Bonner's North line and Charlie Richardson's North line 163 feet to the place of beginning.
This describes and conveys one half of Lot No. 4, in Block 10, and a strip 16 feet

EXHIBIT "B"

all that certain lot, tract or parcel of land in Block No. Fifteen (15) in the town of Fairfield, Freestone County, Texas, according to the map of said town recorded in Vol. D, page 94, Surveyor's Record of Freestone County, Texas;

BEGINNING at the SW corner of my land and the NE corner of the Clifton Anderson land;
THENCE N with Cotton Street 88 feet to stake;
THENCE W 135 feet a stake;
THENCE S 65 feet a stake in B property line;
THENCE E 135 feet to the place of beginning.

EXHIBIT "C"

all that certain lot, tract and parcel of land situated in Freestone County, Texas, out of the North East Corner of Lot #4 of Block #19 of the Town of Fairfield according to the Official Map which is recorded in Volume D, Page 94 of the Surveyor's Record of Freestone County, Texas;

BEGINNING at the N.E. Cor. of said Lot #4, Block #19;
THENCE West 117 feet along the South line of Conanarchie Street to a stake for corner;
THENCE South 104 feet to stake for corner;
THENCE East 117 feet to stake in the West line of Cotton Street;
THENCE North 104 feet with West line of Cotton Street to the place of beginning.