

NOTICE OF TRUSTEE'S SALE

Date: February 8, 2016
Trustee: Christopher J. Smitherman
Lender: Joel Matthew Bonner
Note: Promissory Note dated March 15, 2010 in the original principal amount of SIX THOUSAND and 00/100 DOLLARS (\$6,000.00)

Deed of Trust:

Date: March 15, 2010
Grantor: Richard Charlson
Beneficiary: Joel Matthew Bonner
Recording Information: Deed of Trust filed in the Freestone County, Texas Official Records at Volume 1509, Page 482.
Other Lien Documents: Vendor's Lien retained in that certain Warranty Deed dated March 15, 2010 and recorded in the Freestone County, Texas Official Records at Volume 1509, Page 479.
Property: Being 1.00 acre of land, more or less, situated in the J.Y. Aguilera Survey, A-2, Freestone County, Texas, being part of that certain 10.00 acres of land, more or less, purchased by Joel Matthew Bonner from Brent W. Carpenter by Warranty Deed dated November 24, 2009 and recorded in Volume 1501, Page 713, Official Records of Freestone County, Texas, and being more particularly described in the Exhibit "A" attached hereto and made a part hereof for all purposes.

County: Freestone County, Texas

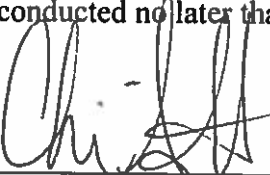
Date of Sale: March 1, 2016

Time of Sale: 1:30 p.m.

Place of Sale: Front steps at the South entrance of the Freestone County Courthouse, or as further designated by the County Commissioner.

Christopher J. Smitherman is the Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property "AS IS" 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.



Christopher J. Smitherman, Trustee

STANGER SURVEYING FAIRFIELD LLC

205 EAST COMMERCE STREET
FAIRFIELD, TX 75840

PH: 903-389-4403

FAX: 903-389-4390

J.Y. AGUILERA SURVEY, ABSTRACT No. 2 FREESTONE COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

BEING 1.00 acre of land situated in the J.Y. Aguilera Survey, Abstract No. 2, Freestone County, Texas, and being part of that certain called 10.00 acre of land tract described in a deed from Brent W. Carpenter to Joel Matthew Bonner, dated November 24, 2009, and recorded in Volume 1501, Page 713, of the Deed Records of Freestone County, Texas, said tract to be more particularly described by metes and bounds as follows.

BEGINNING at a T-Bar (found) at the south corner of the above mentioned 10.00 acre tract, being at the northwest corner of that certain called 60-2/3 acre tract recorded in Volume 222, Page 525, and being in the east margin of County Road 241;

THENCE North 08° 03' 13" West, for a distance of 13.79 feet, with the west boundary line of said 10.00 acre tract and with the east margin County Road 241, to a 3/8" iron rod (found) at an angle break in same;

THENCE North 02° 28' 37" East, for a distance of 211.99 feet, with the west boundary line of said 10.00 acre tract and with the east margin County Road 241, to a 3/8" iron rod (found) at an angle break in same and being the northwest corner of the herein described tract;

THENCE North 86° 01' 29" East, for a distance of 385.87 feet, across said 10.00 acre tract, to a 1/2" iron rod (set with cap marked "Stanger") in the southeast line of said 10.00 acre tract and being in the northwest line of the above mentioned 60-2/3 acre tract;

THENCE South 57° 15' 25" West, for a distance of 466.26 feet, with the southeast boundary line of said 10.00 acre tract and with the northwest boundary line of said 60-2/3 acre tract, back to the place of beginning and containing 1.00 acre of land.

Bearings are based on the Texas State Plane System, Central Zone, NAD 1983, as derived from GPS observations.

See Plat of Survey prepared even date.

I, B.L. Laman, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from an actual survey made on the ground, under my supervision, during the month of March, 2010.

GIVEN UNDER MY HAND AND SEAL, this the 12th day of March, 2010.



B.L. Laman
Registered Professional Land Surveyor
State of Texas No. 5822
VOID IF NOT SIGNED IN RED

H:\Project\2010\F10028\F10028.DOC



COPYRIGHT 2010
ALL RIGHTS RESERVED
STANGER SURVEYING FAIRFIELD LLC
FAIRFIELD, TEXAS 75840