

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by MARK CAPUCHINO, of Freestone County, Texas, dated October 2, 2015 for the benefit of C. E. NEAL, JR., TRUSTEE whose address is P. O. Box 671, Fairfield, Texas 75840, and duly recorded in Volume 1685, page 436, 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 February 7, 2017, (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 0.527 acres, more or less, out of the R. GAINOR SURVEY, A-12, Freestone County, Texas, more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

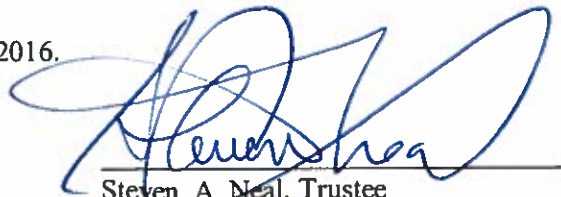
The sale notice herein shall include the interest of the Debtor/Mortgagor/Grantor in all fixtures and personal property covered by the Deed of Trust/Security Agreement and any other documents executed in connection with or as security for the Note, Lender/Beneficiary/Holder of said indebtedness having 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 7th day of December, 2016.



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

EXHIBIT "A"

Description of a 0.527 of an acre lot
REDIN GAINOR SURVEY, ABSTRACT NO. 12
City of Fairfield
Freestone County, Texas

ALL that certain lot or parcel of land, being a part of the REDIN GAINOR SURVEY, ABSTRACT NO. 12, in the City of Fairfield, Freestone County, Texas, also being a part of that certain called 2 acre tract conveyed to Neal and Company, Inc., by E. C. Stone, acting by and through my Attorney-in-Fact, Nancy Spencer, March 20, 2001, recorded in Volume 1152, page 555 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 Northwest corner of the above mentioned 2 acre tract and the Northeast corner of tract described in Volume 1050, page 648 of the Deed Records of Freestone County, Texas, in the South margin of Reunion Street.

THENCE N 89° 22' 56" E with the North line of said 2 acre tract and the South margin of Reunion Street a distance of 94.96 feet to a 1/2" Iron Rod set for corner.

THENCE South a distance of 242.01 feet to a 1/2" Iron Rod set for corner.

THENCE S 89° 22' 56" W a distance of 94.66 feet to a 1/2" Iron Rod set for corner in the West line of said 2 acre tract and the East line of the residue of a called 3.6 acre tract described in Volume 357, page 459 of the Deed Records of Freestone County, Texas.

THENCE N 0° 04' 18" W with the West line of said 2 acre tract, the East line of the residue of said 3.6 acre tract and the East line of said tract described in Volume 1050, page 648 of the Deed Records of Freestone County, Texas, a distance of 242.01 feet to the place of beginning, containing 0.527 of an acre of land.

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Dec 07, 2016 AT 11:03A
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 139168
By: Wayna Sue Shaw, Deputy