

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX

NOTICE OF TRUSTEE'S SALE

18 FEB 27 AM 11:55

BY: 
DEPUTY

Date: February 27, 2018

Trustee: SMITH E. GILLEY

Mortgagee: HERBERT WILBORN ABERNATHY, BOBBIE SUE ABERNATHY, RUTH LUANA ABERNATHY, MARK HERBERT ABERNATHY, BILLY ED ABERNATHY

Note: Real Estate Lien Note dated December 18, 2015.

Deed of Trust

Date: December 18, 2015

Grantor: TROY L. BASS

Mortgagee: HERBERT WILBORN ABERNATHY, BOBBIE SUE ABERNATHY, RUTH LUANA ABERNATHY, MARK HERBERT ABERNATHY, BILLY ED ABERNATHY

Recording information: Volume 2016-1425 Page No.9 of the Official Public Records, Hunt County, Texas.

Property: All that certain tract(s) or parcel of land situated in Hunt County, Texas and more specifically described in Exhibit "A" attached hereto, reference is made for all purposes.

County: Hunt

Trustee's Name: SMITH E. GILLEY

Trustee's Address: 2515 Johnson Street, P.O. Box 983, Greenville, TX 75403

Date of Sale: APRIL 3, 2018

Time of Sale: 10:00 A.M.

Place of Sale: THE COMMON AREA AT THE BASE OF THE CENTRAL STAIRWAY ON THE 2ND FLOOR INSIDE THE COURTHOUSE, OR THE BASE OF THE NORTH STEPS OUTSIDE THE COURTHOUSE, IN THE EVENT THE COURTHOUSE IS CLOSED OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

SMITH E. GILLEY is Trustee under the Deed of Trust. Mortgagee 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 for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.


SMITH E. GILLEY, Trustee

Property (including all improvements):

TRACT ONE:

BEING three-fourths of an acre of land more or less, as described in a Deed from Ira Meredith to A.E. Moore and wife dated February 4th, 1936 and recorded in Book 361 on Page 226 records of Deeds of Hunt County, Texas and including the following described lot;

BEING a certain lot situated in Lone Oak, Hunt County, Texas and bounded and described as follows:

BEGINNING about 45 feet from the Northwest corner of Block #1 on the East side of Church Street, said beginning point being at the Southwest corner of a lot owned by J. D. Edge, and said beginning point being about 81 feet South of the Southwest corner of the home place of J. U. Harkey (said Harkey place being situated on the East side of Church Street and lying North of a street that runs East and West between the Edge Lot and Harkey place), beginning at the said beginning point described above;

THENCE East with the South boundary line of the J. D. Edge lot and 112 feet to the West boundary line of the W. M. Plemmons home place lot;

THENCE South with the West boundary line of said Plemmons home place lot about 160 feet to stake;

THENCE East with the South boundary line of said Plemmons lot about 66 feet to the West boundary line of the lot now owned by Molly McBride;

THENCE South with the West boundary line of the Molly McBride lot about 66 feet to the North boundary line of the Jack Melton home place lot;

THENCE West with the North boundary line of said Jack Melton home place lot about 178 feet to the East boundary line of Church Street;

THENCE North with the East boundary line of Church Street about 176 feet to the PLACE OF BEGINNING and containing three-fourths of an acre of land more or less.

TRACT TWO:

All that certain lot, tract or parcel of land situated in Hunt County, Texas, being part of E. Finley Survey and being situate in the town of Lone Oak, Texas and described as follows:

BEGINNING at a point on the East boundary line of Church Street, at the Northwest corner of a lot now owned by A. E. Moore;

THENCE East with the North boundary line of the said Moore lot 112 feet more or less to the West boundary line of the Plemmons lot;

THENCE North with the West boundary line of said Plemmons lot to a street designated on A. r. Sartain's map of Lone Oak as Oak Street;

THENCE West with the South boundary line of Oak Street to its intersection with the East boundary line of Church Street;

THENCE South with the East boundary line of Church Street to the PLACE OF BEGINNING and being the same lot of land conveyed by E. Smith and wife Ophella Smith to G. L. Beavers by Deed dated May 23, 1950 and duly recorded in the Deed Records of Hunt County, Texas.