

NOTICE OF TRUSTEE'S SALE

Date: November 7, 2017

Deed of Trust:

Date: April 27, 2016

Grantor: Sandra Perkins

Grantor's County: Jasper

Beneficiary: Mike Bruce

Recording Information: Volume 1063, Page 200, Official Public Records, Jasper County, Texas.

Trustee: T. Alan Hart

Property:

BEING 2.92 acres of land, more or less, out of and a part of Abstract 9, the Robert Conn 1/4 League, Jasper County, Texas, being more particularly described in Exhibit "A" attached hereto and made a part hereof.

Note

Date: April 27, 2016

Amount: \$56,720.29

Debtor: Sandra Perkins

Holder: Mike Bruce

Date of Sale of Property: December 5, 2017

Earliest Time of Sale of Property: 10:00 a.m. or within three (3) hours of such time.

Place of Sale of Property: at the doorsteps at the South entrance of the Jasper County Courthouse, with the South door facing Houston Street, Jasper, Jasper County, Texas.

Because of default in performance of the obligations of the deed of trust described above, T. Alan Hart, Trustee, will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.

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.

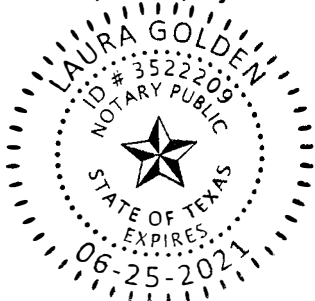


T. ALAN HART, Trustee

THE STATE OF TEXAS
COUNTY OF JASPER

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The foregoing Notice of Trustee's Sale was acknowledged this 7th day of November, 2017, by the said T. Alan Hart, Trustee.





NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT A

Two and 92/100 (2.92) acres of land, more or less, out of the ROBERT CONN 1/4 League Survey, ABSTRACT #9, situated in Jasper County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south line of a public road extending east from State Highway #96, which point is in the north line of what was formerly known as the Frank Brown 80 acre tract, said point being N. 86 deg. E. 560 feet from the intersection of the south line of said public road with the east line of State Highway No. 96, and being also the northeast corner of a tract heretofore conveyed to Crawford and Brown.

THENCE SOUTH 2 deg. east parallel with the east line of Highway #96, 560 feet to corner.

THENCE SOUTH 86 deg. 30' East 291 feet to corner.

THENCE NORTH 2 deg. west 560 feet to point in the south line of the above mentioned public road and the north line of the Frank Brown tract.

THENCE SOUTH 86 deg. 30' west with the south line of said road and the north line of said Brown tract 291 feet to the place of beginning, containing 2.92 acres of land, more or less.

SAVE AND EXCEPT, however, all of the oil, gas and other minerals heretofore excepted and reserved by D. M. Henderson et al in deed to Tom Hart, dated September 6, 1943, recorded in Volume 78, page 407, Deed Records of Jasper County, Texas, together with the rights of ingress and egress for the purpose of removing the same therefrom.

Being the same land described in deed from G. T. (Tom) Hart to Herman Turner et ux, dated March 30, 1946, recorded in Volume 88, page 288, Deed Records of Jasper County, Texas,

Also being the same land conveyed by Herman Turner et ux to R. Q. Perkins et ux by deed dated March 1, 1960, recorded

DEBBIE NEWMAN, COUNTY CLERK
JASPER COUNTY, TEXAS

FILED NOV 08 2017

BY Holly Thomas
DEPUTY