

#6100

POSTED

JAN 15 2019

TIME 3:40 PM
BY: *Sandra K. Buckworth*
SANDRA K. BUCKWORTH, COUNTY CLERK

Notice of Trustee's Sale

Date: January 14, 2019

Substitute Trustee: Rodney Price

Substitute Trustee's Address: 1271 North Main
P. O. Box 310
Vidor, Texas 77670

Mortgagee: Curry & Curry Companies, Inc., a Texas corporation

Note: Note dated December 7, 2007, in the amount of \$43,000.00

Deed of Trust

Date: December 7, 2007

Grantor: Fernando Verde

Mortgagee: Curry & Curry Companies, Inc., a Texas corporation

Recording information: Volume 558 Page 783 Official Public Records of Real Property of Newton County, Texas

Property:

All that tract of real property situate in Newton County, Texas, as described in that deed of trust dated December 7, 2007, recorded in Volume 558, Page 773, Official Public Records of Real Property of Newton County, Texas, incorporated herein by reference for all purposes, and described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes, including all personal property secured by the security agreement included in the Deed of Trust.

County: Newton

Date of Sale (first Tuesday of month): February 5, 2019

Time of Sale: 11:00 a.m.

Place of Sale: In Newton County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted

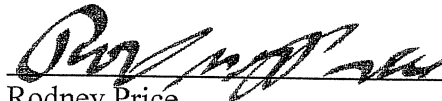
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED

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.

Mortgagee has appointed Rodney Price as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Rodney Price
1271 North Main
P.. O. Box 310
Vidor, Texas 77670

All that certain tract of land lying in Newton County, Texas, being a part of the J. A. Kelley Survey, Abstract 854, being a part of a certain 2 acre tract conveyed to Luther Jones, et ux, from W. A. Bond, Jr., by deed dated May 6, 1984 and being better described by metes and bounds as follows:

Beginning at a stake for corner in the East line of the Hartburg road, same being the Southwesterly corner of a tract deeded to Humphrey Hubbard and being the Northwesterly corner of the Luther Jones tract;

THENCE S 54 deg. E with the Easterly line of Hartburg road a distance of 150.68 feet to a 2" iron pipe for corner and being the Northwesterly corner of a tract conveyed to William Lawson in 1972;

THENCE N 45 deg. 29 min. 25 sec. E with the Northerly line of Lawsons tract a distance of 406.58 feet to a 2" iron pipe for corner and being the Northeasterly corner of the Lawsons tract in the Easterly line of the Luther Jones tract;

THENCE N 59 deg. 55 min. 10 sec. W with the Easterly line of Luther Jones tract a distance of 150.32 feet to a stake for corner and being the Northeasterly corner of the Luther Jones tract in the Southerly line of the Hubbard tract;

THENCE S 46 deg. 01 min. 56 sec. W with the Southerly line of Hubbard tract and the Northerly line of the Jones tract a distance of 391.49 feet to the PLACE OF BEGINNING and containing 1.343 acres;

As described in the deed from Emma Nell Nugent to Stuart A. Greer and wife, Joyce S. Greer, recorded at Volume 298, Page 666 of the Newton County Deed Records.