

FILE FOR RECORD
JENNIFER LINDENZWEIG
NOTARY PUBLIC

NOTICE OF TRUSTEE'S SALE

21 MAY -6 PM 1:51

Date: May 5, 2021

BY: 
DEPUTY

Deed of Trust

Date: January 31, 2007
Grantor: Bonny Howard, Sr., and wife, Debra Howard
Beneficiary: Henry C. Wright, Jr. d/b/a H&W Investment Company
Recording Information: Vol. 1559, Page 692, Official Property Records of Hunt County, Texas
Property: See Exhibit "A" attached hereto and made part hereof as if copied herein verbatim

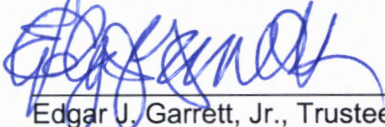
Note

Date: January 31, 2007
Amount: Fifty Nine Thousand and No/100 Dollars (\$59,000.00)
Debtor: Bonny Howard, Sr., and wife, Debra Howard
Holder: Henry C. Wright, Jr. d/b/a H&W Investment Company

DATE OF SALE OF PROPERTY: June 1, 2021
EARLIEST TIME OF SALE OF PROPERTY: 10:00 A.M.
PLACE OF SALE OF PROPERTY: THE NORTH STEPS OF THE COURTHOUSE INCLUDING THE HALLWAY AREA 20 FEET INSIDE ON THE 2nd FLOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONER' S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

Because of default in performance of the obligations of the deed of trust, Edgar J. Garrett, Jr., 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.

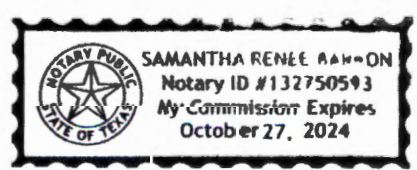
Witness my hand May 5, 2021.


Edgar J. Garrett, Jr., Trustee

STATE OF TEXAS)
COUNTY OF HUNT)

BEFORE ME, the undersigned authority, on this day personally appeared Edgar J. Garrett, Jr., Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 5th day of May 2021.



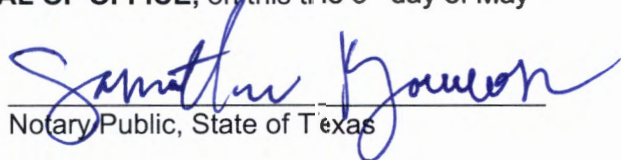

Notary Public, State of Texas

EXHIBIT "A"

Field Notes for Tract #2

Field Notes for a 20 acre tract, more or less, out of the 52 acre tract of land situated in Hunt County, State of Texas, about 5 miles Northwest of the town of Commerce, Texas, said 52 acres being a part of the O.M. Harper Survey Abstract No. 1256 being part of Tract C described in the Certified Copy of Probate Proceeding recorded in Volume 473, Page 597, Deed Record of Hunt County and being more particularly described as follows:

Beginning at a 2 inch pipe found in the fence line 683.60 feet west of the northeast corner of said 52 acres, said northeast corner point also being on the southeast line of the 56.001 acres described in the final Decree of partition to planiff Alta Faye Peden, recorded in Volume 442, Page 247, real Property Records of Hunt County,

Thence S 1252. Feet to an iron rod found at T-post said iron rod being 683.60 feet west of the southwest corner of the 26 acres described in the deed to Joseph Weaver recorded in Volume 982, Page 090, Official Public Records of Hunt County, said point also being 21.1 feet north of the center of county road 4511, for a corner;

Thence W with the north line of said county road 4511 683.60 feet to a ½ inch iron rod set at the southeast corner of the 4 acres described in the deed to Linda W. Bryant recorded in Volume 738, Page 208. Official Public records of Hunt County, for a corner, said point being 21.1 feet north of the center of said county road 4511.

Thence north 1259. Feet to an iron rod found on the south fence line of said 56.001 above mentioned acres.

Thence east 688.41 feet along the fence line to an iron rod and the place of beginning, and containing 20 acres of land, more or less.