

NOTICE OF TRUSTEE'S SALE

Date: October 16, 2017

Deed of Trust:

Date: September 7, 2006

Grantor: Flavio Herrera and wife, Barbara Herrera

Grantor's County: Eastland County, Texas.

Beneficiary: Erma Jo Cogburn Family Trust

Trustee: Cassandra M. Evatt

Recording Information: Deed of Trust dated September 7, 2006, recorded at Document No. 2006-03603623, Deed Records of Eastland County, Texas.

Property: All that certain lot, tract or parcel of land laying and being situated in the City of Gorman, Texas, and being a part of the South one-half (S/2) of Section 48, Block 2, H&TC Ry. Co. Survey, Abstract No. 1614, Eastland County, Texas, said property being more particularly described by metes and bounds in Exhibit "A" attached hereto.

Note:

Date: September 7, 2006

Amount: \$51,000.00

Debtor: Flavio Herrera and Barbara Herrera

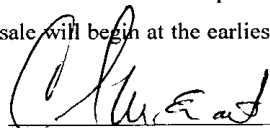
Holder: Erma Jo Cogburn Family Trust

Date of Sale of Property: Tuesday, November 7, 2017

Earliest Time of Sale of Property: 10:00 a.m.

Place of Sale of Property: The south entrance steps of the Eastland County Courthouse, Eastland, Texas, or as designated by the County Commissioner's office or as designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code.

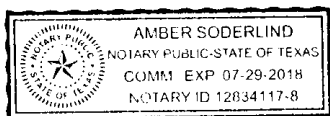
Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time above or within three hours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

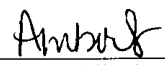

Cassandra M. Evatt, Trustee

THE STATE OF TEXAS

COUNTY OF COMANCHE

This instrument was acknowledged before me on the 16th day of October, 2017, by Cassandra M. Evatt.




Notary Public, State of Texas


RECEIVED 3:55 P.M.
CATHY JENTHO, COUNTY CLERK
OCT 16 2017
EASTLAND COUNTY, TEXAS
By  Deputy

EXHIBIT "A"

TRACT ONE:

All that certain lot, tract or parcel of land lying and being situated in the City of Gorman, Texas, and being a part of the South one-half (S/2) of Section 48, Block 2, H. & T.C. Ry. Co. Survey, Abstract No. 1614, Eastland County, Texas, and being the same land described in a partition deed recorded in Volume 507, Page 9, Deed Records of Eastland County, Texas:

BEGINNING at the Northwest corner of a tract of land conveyed by S.S. Powers et ux to Harold E. Wilson and on the South side of the Hard Surface State Highway from Gorman to Carbon; THENCE West 104 feet to the Northwest corner of a tract of land conveyed by Mrs. Ellen Oldham, et al, to James Jobe for the Northeast and BEGINNING CORNER OF THIS TRACT;

THENCE West parallel with the North line of the S/2 of said Section 48, 179 feet to corner, the Northwest corner of this tract;

THENCE South parallel with the West line of the James Jobe tract 200 feet to corner, the Southwest corner of this tract;

THENCE East parallel with the North line of the S/2 of said Section 48, 179 feet to corner, the Southeast corner of this tract;

THENCE North along the West line of the James Jobe tract 200 feet to the PLACE OF BEGINNING.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING at the Northwest corner of that certain tract of land described as 179' X 200' of the S/2 of Section 48, Block 2, H. & T.C. Ry. Co. Survey, Abstract No. 1614, Eastland County, Texas, and that same property partitioned to Mrs. Clara Mae Frossard on June 8, 1957, by partition deed recorded in Volume 507, Page 9, Deed Records of Eastland County, Texas;

THENCE in a Southerly direction a distance of 200 feet;

THENCE in an Easterly direction a distance of 10 feet;

THENCE in a Northerly direction a distance of 200 feet;

THENCE in a Westerly direction a distance of 10 feet to the PLACE OF BEGINNING, and being the same tract described in a deed recorded in Volume 1715, Page 238, Official Public Records of Eastland County, Texas.

TRACT TWO:

BEING Lot 1, Block 5, Original Town of Gorman, Eastland County, Texas.