

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS δ
 δ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF EASTLAND δ

WHEREAS, by a Homestead Lien Contract and Deed of Trust dated March 16, 2017, Anthony Charles Sanchez conveyed to David Bailey, as Trustee, the property situated in Eastland County, Texas and described as follows:

Lot 5 and 6, Block 6, Cooper's Second Addition to the City of Ranger, Eastland County, Texas (herein the "Property")

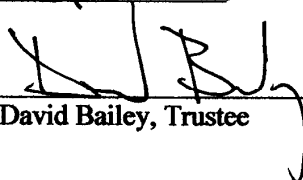
to secure that one certain Promissory Note therein described in the original principal sum of \$20,000.00, executed by Anthony Charles Sanchez, and made payable to First Financial Bank, N.A. (herein the "Note"), which such Homestead Lien Contract and Deed of Trust is recorded under Clerk's File Number 2017-000907, Official Public Records of Eastland County, Texas (herein "Deed of Trust"); and

WHEREAS, the 91st District County of Eastland County, Texas, issued an Order for Foreclosure of the Property in Cause Number CV184509, styled *In Re: Order for Foreclosure Concerning 1207 Desdemona Blvd., Ranger, TX 76470-3115, under Tex. R. Civ. P. 736, in the 91st District Court, Eastland County, Texas* (See attached);

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, the indebtedness evidenced therein is now wholly due, and First Financial Bank, N.A. the owner and holder of said indebtedness, has requested the undersigned to sell the Property to satisfy same;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 7th day of May, 2019, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m., I will sell, for cash, the Property at the South entrance steps of the Eastland County Courthouse, Eastland, Texas, to the highest bidder for cash. Said sale will begin at the earliest at 10:00 a.m. and will take place not later than three hours after that time.

Witness my hand this 15 day of March, 2019.



David Bailey, Trustee

Address of Trustee:
201 E. Main
Eastland, TX 76448

RECEIVED 3:00 P.M.
CATHY JENTHO, COUNTY CLERK

MAR 19 2019
EASTLAND COUNTY, TEXAS
By DR Deputy

Cause No. CV1845098

IN RE: ORDER FOR FORECLOSURE δ IN THE 91ST DISTRICT COURT
 δ
CONCERNING δ
 δ OF
1207 DESDEMONA BLVD. δ
RANGER, TX 76470-3115 δ
 δ
UNDER TEX. R. CIV. P. 736 δ EASTLAND COUNTY, TEXAS

ORDER FOR FORECLOSURE

On this the 8th day of March, 2019, in the above-entitled and numbered proceeding, came on for examination an application for order for foreclosure filed by First Financial Bank, N.A. ("Petitioner") on December 7, 2018.

The Court finds that Petitioner has established the basis of the foreclosure under Texas Rules of Civil Procedure, specifically: On March 16, 2017, Anthony Charles Sanchez ("Respondent") for value received, made, executed, and delivered to Petitioner a promissory note in the principal amount of \$20,000.00 payable to the order of Petitioner. As security for the note, Respondent executed a homestead lien contract and deed of trust for the benefit of Petitioner covering the property with the street address of 1207 Desdemona Blvd., Ranger, TX 76470-3115, Texas, and legal description of Lot 5 and 6, Block 6, Cooper's Second Addition to the City of Ranger, Eastland County, Texas. The homestead lien contract and deed of trust is recorded under Clerk's File Number 2017-000907, Official Public Records of Eastland County, Texas. The debt is a home equity loan created under Article XVI, Section 50(a)(6), of the Texas Constitution. Petitioner is the present owner and holder of the note. Respondent failed to make at least four installment payments due under the note. Before the application to foreclose was filed, Petitioner gave the requisite notices to cure the default and accelerate the maturity of the debt under the

Filed 2/8/2019 11:57 AM
Tessa Culverhouse
District Clerk
Eastland County, Texas
Reviewed By: Jodi Wilson
Accepted Date: 3/8/2019 3:56 PM

security instrument, Texas Property Code Section 51.002, and applicable law. Respondent did not cure the default prior to the deadline. The last known address of Respondent is 1207 Desdemona Blvd., Ranger, TX 76470-3115. Respondent has also been known to reside at 11281 Wesley Ave, Pamona, CA 91766.

It is therefore ORDERED and DECREED that Petitioner may proceed with foreclosure of the property with the street address of 1207 Desdemona Blvd., Ranger, TX 76470-3115, Texas, and legal description of Lot 5 and 6, Block 6, Cooper's Second Addition to the City of Ranger, Eastland County, Texas, such foreclosure to be conducted under the security instrument and Texas Property Code Section 51.002.

It is ORDERED and DECREED that a copy of this order shall be sent to Anthony Charles Sanchez ("Respondent") with the notice of sale.

It is ORDERED and DECREED that Petitioner may communicate with Respondent and all third parties reasonably necessary to conduct the foreclosure sale.

Signed on March 8, 2019.


Judge Presiding

APPROVED AS TO FORM:

Turner, Seaberry & Warford
301 W. Main
P.O. Box 311
Eastland, TX 76448
Telephone: 254-629-1777
Facsimile: 254-629-1217
Warfordlaw@yahoo.com

Filed 2/8/2019 11:57 AM
Tessa Culverhouse
District Clerk
Eastland County, Texas
Reviewed By: Jodi Wilson
Accepted Date: 3/8/2019 3:56 PM

By: *Courtney Hansen*
Courtney Hansen
State Bar No.: 24058842