

Notice of Trustee's Sale

June 21, 2107

Trustee: Connie Z. White

Trustee's Address: P. O. Box 184
Hamilton, Texas 76531

Mortgagee: DONALD M. BULLARD

Note: Note dated April 9, 2012 in the amount of \$32,000.00

Deed of Trust

Date: April 9, 2012

Grantor: Neal Warmack

Mortgagee: Donald M. Bullard

Recording information: Volume 460 Page 31, Real Property Records of Hamilton County, Texas

Property:

ALL THAT CERTAIN 0.85 ACRE TRACT OUT OF THE B. W. TOLLIVER SURVEY ABSTRACT NO. 813 IN HAMILTON COUNTY, TEXAS, BEING PART OF A 151.0 ACRE TRACT DESCRIBED IN A DEED FROM STEPHEN JAY JONES TO DONALD M. BULLARD, DATED JUNE 11, 1997 AND RECORDED IN VOLUME 300, PAGE 327 OF THE DEED RECORDS OF HAMILTON COUNTY, TEXAS AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF AN EXISTING PASTURE FENCE AND THE SOUTH RIGHT OF WAY LINE OF F. M. HIGHWAY NO. 219, FROM WHICH A 2" PIPE POST FENCE CORNER BEARS: N 27° 42' 36" E, 0.50', FOR THE NW CORNER OF THIS TRACT, FROM WHICH THE NW CORNER OF SAID 151.0 ACRE TRACT BEARS: N 69° 22' 57" W, 157.77';

THENCE THE SOUTH RIGHT OF WAY LINE OF F. M. HIGHWAY NO. 219 BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 17141.93', AN ARC DISTANCE OF 23.80' AND A LONG CHORD OF S 29° 04' 45" E, 23.80' TO THE NE CORNER OF THIS TRACT, FROM WHICH AN IRON ROD SET BEAR: N 06° 27' 36" E, 0.79';

THENCE S 06° 27' 36" W, GENERALLY ALONG A PASTURE FENCE, 326.40' TO A 3" PIPE POST FENCE CORNER, FOR A CORNER OF THIS TRACT;

THENCE S 06° 00' 25" W, CUTTING THROUGH A METAL AND CONCRETE BUILDING, AND GENERALLY ALONG A FENCE, 95.39' TO AN IRON ROD SET AT A FENCE CORNER, FOR THE SE CORNER OF THIS TRACT;

THENCE N 53° 44' 47" W, GENERALLY ALONG A PASTURE FENCE, 179.20' TO AN IRON ROD SET, FOR THE SW CORNER OF THIS TRACT;

THENCE N 27° 42' 36" E, GENERALLY ALONG A PASTURE FENCE, 363.39' TO THE POINT OF BEGINNING AND CONTAINING 0.85 ACRES OF LAND.

County: Hamilton County, Texas

Date of Sale (first Tuesday of month): Tuesday, August 1, 2017

Time of Sale: The sale of the Property will be held between the hours of 10:00 A. M. and 4:00 P. M. local time; the earliest time at which the Foreclosure Sale will begin is 10:05 o'clock a. m.

Place of Sale: Northeast portico of the Hamilton County Courthouse, Hamilton, Hamilton County, Texas.

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.

Connie Z. White is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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". The sale will begin at the Time of Sale or not later than three hours thereafter.



Connie Z. White
P. O. Box 184
Hamilton, Texas 76531

FILED and RECORDED

Instrument Number: 20170965 B: RP V: 523 P: 115

Filing and Recording Date: 06/21/2017 08:17:05 AM Recording Fee: 2.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



Kiesha Bagwell

Kiesha Bagwell, County Clerk
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.