

NOTICE OF TRUSTEE'S SALE

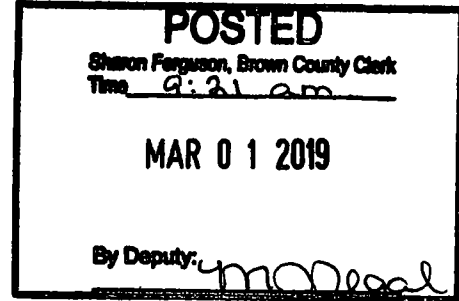
Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time, and place specified in the notice.

Date of Sale: April 2, 2019 (which is the first Tuesday of the month)
Time of Sale: Earliest time is 10 15 a.m., and the sale will be conducted no later than three hours thereafter
Place of Sale: At the area at the Brown County Courthouse designated by the Commissioner's Court of Brown County, Texas where foreclosure sales are to take place

Information regarding the Deed of Trust lien that is the subject of this sale

Name of the Document: Deed of Trust (the "Deed of Trust")
Date: April 1, 2011
Grantor: George Vela, Sr., and wife, Conrada S Vela
Beneficiary: Tanya A Cooper and Dorothy Cooper
Trustee: Harold J Horton
Recording Information: Vol 9, Page 765, Real Property Records
Property: A 18 11 acre tract, Brown County, Texas, as described in the attached Exhibit A
Indebtedness Secured

Name of Document: Real Estate Lien Note
Date: April 1, 2011
Face Amount: Thirty-six thousand and no/100 Dollars (\$36,000 00)
Maker: George Vela, Sr., and wife, Conrada S. Vela
Payee: Tanya A Cooper



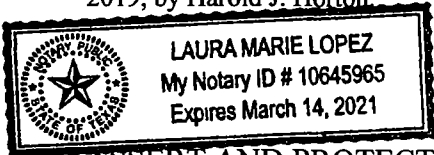
Terms of Sale: Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS," "WHERE IS" THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR ANY PERSONAL PROPERTY IN THIS DISPOSITION

In Witness Whereof, this Notice of Trustee's Sale has been executed on this the 1st day of March, 2019

Handwritten signature of Harold J. Horton over a printed name line: HAROLD J. HORTON

State of Texas
County of Tarrant

This instrument was acknowledged before me on the 1st day of March, 2019, by Harold J. Horton



Handwritten signature of Laura Marie Lopez over a printed name line: Notary Public, State of 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.

EXHIBIT " A "

STATE OF TEXAS:
COUNTY OF BROWN:

18.11 ACRE

Being 18.11 acres of land, situated in Brown County, Texas, out of the JAMES WINN SURVEY 137, ABSTRACT NUMBER 960, and being part of a 150.680 acre Tract Two, that is described in a deed from Rolfe B. B. Keim to Cooper Cattle Company, Inc., recorded in Volume 1328 at Page 482, Deed Records of Brown County, Texas, and more particularly described as follows,

BEGINNING, at a ½ inch iron rod set, from which the East Corner of said James Winn Survey 137, and being the West corner of the James Winn Survey 138, Abstract Number 957, the North corner of the James Grant Survey 136, Abstract Number 358, and the South corner of the Wm. A. Smith Survey 139, Abstract Number 838 bears, S 57 degrees 46' 19" E 1888.30 feet, for the East corner of this tract;

THENCE, S 28° 57' 41" W 471.95 feet, to a ½ inch iron rod set, for the South corner of this tract;

THENCE, N 44° 23' 49" W 1675.76 feet, to a ½ inch iron rod set in a fence, in the West line of said 150.680 acre Tract Two, and being in the East line of Brown County Road Number 211, for the West corner of this tract;

THENCE, N 16° 04' 59" E 524.52 feet, with a fence along the East line of said County Road Number 211, to a ½ inch iron rod set, for the North corner of this tract;

THENCE, S 44° 15' 42" E 1799.06 feet, to the point of beginning and containing 18.11 acres of land.

