

NOTICE OF TRUSTEE'S SALE

Date: November 25, 2019

20191915 B: RP V: 555 P: 363 NOTTS
11/26/2019 11:16 AM Total Pages: 3 Fee: 2.00
Kiesha Bagwell, County Clerk- Hamilton County, Texas



Trustee: John Malone

Trustee's Street Address: 5400 Bosque Blvd., Ste. 308, Waco, Texas 76710

Lender: Centurion Financial Corporation

Note

Date: November 13, 2013
Borrower: Randy D. O'Neal, a single person
Payee: Centurion Financial Corporation
Principal Amount: \$34,533.63

Deed of Trust

Date: November 13, 2013
Grantor: Randy D. O'Neal, a single person
Trustee: John Malone
Original Beneficiary: Centurion Financial Corporation
Recording information: Instrument # 20131709, Vol. 479, Page 57 in the Official Public Records of Hamilton County, Texas
Property: See attached Exhibit A, including a 2011 manufactured home, Label No HWC420348, Serial No. CLW032970TX and more commonly known as: 5800 E. Hwy. 22, Hamilton, Texas 76531

County: Hamilton

Date of Sale (first Tuesday of month): January 7, 2020

Time of Sale: 10:00 a.m. or within three hours thereof

Place of Sale: West center steps of the Hamilton County Courthouse in Hamilton, Texas.

John Malone is the Trustee under the Deed of Trust. Lender 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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

NOTICE: Assert and protect your rights as a member of the armed forces to 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.



JOHN MALONE
TRUSTEE
(254) 772-3722

EXHIBIT "A"

All that certain lot, tract or parcel of land, situated in Hamilton County, Texas, being 6.15 acres, more or less, out of the C. A. Johnson Survey, described as follows:

Beginning at a 5" cedar post in the South East right-of-way of State Highway No. 22, from which point the N.W. corner of the C.A. Johnson Survey bears N 68 degrees 15 minutes W, 148 vrs. and N 19 degrees 00 minutes E, 1249 vrs. (Deed Call) for the North line of said 7 acres tract, and the N.W. corner of this tract;

THENCE S 69 degrees 26 minutes E, with a row of posts and North line of said 7 acres tract, at 134 vrs., begin wire fence, at 772.0 vrs. a point in the center of the Leon River, for the N.E. corner of said 7 acre tract and the N.E. corner of this tract;

THENCE down the center of Leon River, S 22 degrees 56 minutes W, 45.0 vrs. to a point in center of said river, for the S.E. corner of this tract;

THENCE N 69 degrees 18 minutes W with wire fence and South line of said 7 acre tract, 809.2 vrs. to a 6" cedar post in the South East right-of-way of said Highway No. 22, for the S.W. corner of this tract;

THENCE N 62 degrees 52 minutes E with wire fence and said right-of-way, 58.0 vrs. to the place of beginning, being the part of said 6.52 acres East of State Highway No. 22.

FILED and RECORDED

Instrument Number: 20191915 B: RP V: 555 P: 363

Filing and Recording Date: 11/26/2019 11:16:49 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.