

This 8th day of 08, 2019
Posted
at 11:08 A.M.

NOTICE OF TRUSTEE'S SALE

Date: August 8, 2019

Deed of Trust:

Date: September 11, 2014

Grantor: Robert Cantu, a married man

Trustee: Audie Sciumbato

Beneficiary: Joe Zepeda, Jr., a single man

Recording Information: Filed as Document Number 2014-1586 in the Official Public Records of Deaf Smith County, Texas.

Property: Real property located in Deaf Smith County, Texas (the "Property"). The Property is more fully described as follows:

A tract out of a part of Lots 10 and 11, Block 18, Whitehead Addition to the Town of Hereford, Deaf Smith County, Texas, as shown by the plat thereof of record in Volume 8, Page 230, Deed Records of Deaf Smith County, Texas. The residential address of said tract is 206 Lawton, Hereford, and it is described by metes and bounds as follows:

COMMENCING at a 3/8 inch iron rod set for the Northwest corner of Block 18, Whitehead Addition;

THENCE South 31 degrees 01 minute 30 seconds East along the West line of said block, 84.96 feet to a 3/8 inch iron rod set for the NORTHWEST and BEGINNING corner of this tract;

THENCE North 59 degrees 20 minute 44 seconds East 71.75 feet to a 3/8 inch iron rod set for corner;

THENCE South 31 degrees 06 minutes 27 seconds East 12.07 feet to a 3/8 inch iron rod set for corner;

THENCE North 57 degrees 48 minute 50 seconds East 18.12 feet to a 3/8 inch iron rod set in the East line of a tract known as the West 90 feet of Lot 11 whence a 1/2 inch iron pipe found for the Northeast corner of a tract known as the West 90 feet of Lot 12 bears North 30 degrees 50 minutes 35 seconds West 97.06 feet;

THENCE South 30 degrees 50 minutes 35 seconds East 22.84 feet to the Southeast corner of a tract known as the North 20 feet of the West 90 feet of Lot 10;

THENCE South 58 degrees 55 minutes 04 seconds West at 0.4 foot pass a 1/2 inch iron pipe found and at a total distance of 89.80 feet a 3/4 inch iron pipe found in the West line of said block for the Southwest corner of the tract known as the North 20 feet of the West 90 feet of Lot10;

THENCE North 31 degrees 01 minute 30 seconds West along the West line of said block, 35.10 feet to the place of beginning

Note:

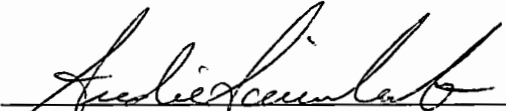
Date: September 11, 2014
Amount: \$15,200.00
Debtor: Robert Cantu, a married man
Holder: Joe Zepeda, Jr., a single man

Date of Sale of Property: September 3, 2019

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

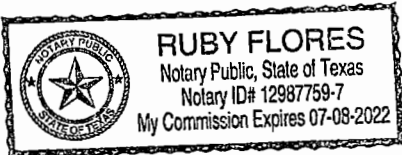
Place of Sale of Property: Second floor of the Deaf Smith County Court House, 235 E. 3rd Street, Hereford, Texas 79045.

Because of default in performance of Debtor's obligations under the Note and Deed of Trust, Beneficiary has requested that Trustee sell the Property. 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 time stated above or within three hours after that time. The sale will be completed between the earliest time to begin the sale as specified above and 4:00 p.m.


Audie Sciumbato, Trustee

STATE OF TEXAS §
§
COUNTY OF DEAF SMITH §

This instrument was acknowledged before me on the 8th day of August, 2019, by Audie Sciumbato, Trustee.




Notary Public, State of Texas