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THE STATE OF TEXAS *
*
COUNTY OF HOPKINS *

NOTICE OF TRUSTEE'S SALE

Betty Crane
CLERK COUNTY COURT
FRANKLIN COUNTY, TEXAS

1. **Property to be Sold.** The property to be sold is described on Exhibit "A" which is attached hereto and made a part hereof for all purposes.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated May 15, 2015, executed by **DAVID LEN HUFFMAN and wife, CARMEN RAE HUFFMAN**, recorded in Vol. 310, Page 145 of the Official Public Records of Franklin County, Texas.

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place.

Date: August 6, 2019

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: Franklin County Courthouse in Mount Vernon, Texas, at the following location: South side, on the courthouse steps at 200 N. Kaufman Street, Mount Vernon, Texas.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Texas Property Code and the Deed of Trust permitting the Payee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and

have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in “as is, where is” condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to Section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. **Type of Sale.** The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Texas Property Code and Deed of Trust executed by **DAVID LEN HUFFMAN and wife, CARMEN RAE HUFFMAN.**
6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the “Obligations”) including but not limited to (a) the real estate lien note in the original principal amount of **\$100,000.00**, executed by **DAVID LEN HUFFMAN and wife, CARMEN RAE HUFFMAN**, and payable to the order of **STANLEY W. WOOD and wife, SANDRA L. WOOD**; (b) all renewals and extensions of the note; and (c) any and all present and future indebtednesses of **DAVID LEN HUFFMAN and wife, CARMEN RAE HUFFMAN** to **STANLEY W. WOOD and wife, SANDRA L. WOOD.**

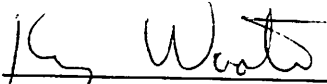
STANLEY W. WOOD and wife, SANDRA L. WOOD, are the current owners and holders of the Obligations and is the Payee under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the Payee, **STANLEY W. WOOD and wife, SANDRA L. WOOD. at 6523 Kiest Forest Drive, Frisco, Texas 75035, (214) 564-9579.**

7. **Default and Request to Act.** Default has occurred under the Deed of Trust, and the Payee has requested me, as trustee, to conduct this sale. Notice is given that before the sale the Payee may appoint another person substitute trustee to conduct the sale.

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.

Dated: July 15, 2019



Kerry Wootten, Trustee
Russell & Wootten, P.C.
204 W. 7th Street - P. O. Box 1135
Mt. Pleasant, TX 75456-1135
Telephone: (903) 572-3653
FAX: (903) 572-7442
russellandwootten@sbcglobal.net

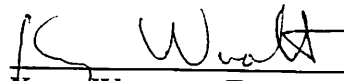
A copy of the foregoing NOTICE OF TRUSTEE'S SALE was executed by the undersigned on the 15 day of July, 2019, by posting such notice at the Courthouse door of Franklin County, Texas; by filing a copy of same with the County Clerk of Titus County, Texas; and by mailing a copy of same to:

Mr. David Len Huffman
P. O. Box 2621
Jena, LA 71342
Certified Mail No. 7016 2710 0000 9150 2722
Return Receipt Requested

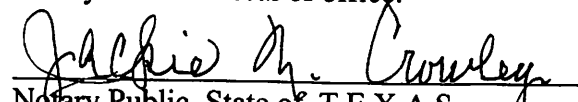
and

Mrs. Carmen Rae Huffman
P. O. Box 2621
Jena, LA 71342
Certified Mail No. 7-16 2710 0000 9150 2753

WITNESS MY HAND on this the 15 day of July, 2019.


Kerry/Wootten, Trustee

SUBSCRIBED AND SWORN TO BEFORE ME by the said KERRY WOOTTEN, on this the 15 day of July, 2019, to certify which witness my hand and seal of office.


Notary Public, State of TEXAS

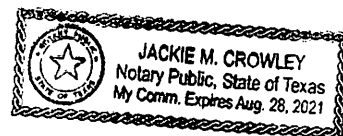


EXHIBIT "A"

Being a part of those 2 tracts composing 100 acres located in the S.A. & M.G. Railway Company Survey, AB 464 and the J. K. Rogers Survey, AB 395, Franklin County, Texas, the said 2 tracts described in a Deed of Trust dated April 11, 2003, recorded at Vol. 81, Page 437, Real Property Records, Franklin County, Texas, and being described as follows:

Easement Area

BEGINNING at a point in the Southern Boundary Line of the 2 tracts described above comprising 100 acres and the Northern Boundary Line of Texas State highway 71 at the Southwest corner of the intersection of an existing driveway and Highway 71;

THENCE NORTH approximately 783 feet to an existing fence corner of a pipe fence;

THENCE EAST approximately 29 feet passing over an existing driveway to an existing fence corner;

THENCE SOUTH approximately 783 feet to the Southeast corner of an existing driveway at its intersection with the right-of-way of Highway 71;

THENCE WEST approximately 24 feet to the place of beginning, containing 20,000 square feet more or less.

This is a conveyance to an access easement for ingress and egress only to the following described 1.00 acre tract.

1.00 Acre Tract

BEGINNING at the Northwest corner of the previously described Easement Tract, approximately 783 feet North of the intersection of Highway 71 and the Southwest Boundary Line of the Easement Area and an existing pipe fence corner;

THENCE WEST approximately 128 feet along an existing pipe fence to a fence corner,

THENCE NORTH approximately 215 feet along an existing fence line to a fence corner;

THENCE EAST approximately 168 feet along an existing fence line to a fence corner;

THENCE SOUTH approximately 196 feet along an existing fence line to a fence corner post, being the Northeast corner of the Easement Area described above;

THENCE WEST approximately 29 feet to the place of beginning.

"Note: The Company does not represent that the acreage or square footage calculations are correct"