

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 services to the sender of this notice immediately.

NOTICE OF TRUSTEE'S SALE

WHEREAS, on the 16th day of October, 2009, **MICHAEL MARTINEZ and wife, TINA MARTINEZ**, executed a Deed of Trust conveying to David Cotton, as Trustee, the real estate herein described, for the benefit of **DILLARD E. TEAL**, to secure the payment of a debt therein described; said Deed of Trust being recorded under Document No. 2009-00005131, Official Public Records, Howard County, Texas, as extended by "Extension of Real Estate Note and Lien" dated September 22, 2014, recorded under Document No. 2014-00006741, Official Public Records, Howard County, Texas and,

WHEREAS, default has occurred in the payment of said indebtedness and the same is now wholly due and **DILLARD E. TEAL FAMILY, LLC**, the present owner and holder of said debt, has requested the undersigned **DAVID COTTON**, as Trustee, pursuant to the terms of said Deed of Trust to sell said property to satisfy said indebtedness;

NOW, THEREFORE, Notice is hereby given that on Tuesday, the 6th day of November, 2018 at 10:00 a.m. or within three (3) hours thereafter, I will sell said real estate on the North steps of the County Courthouse in Howard County, Texas, to the highest bidder for cash. Said real estate is described as follows, to-wit:

Tract or parcel of land, out of and part of Section No. 5, Block No. 32, Township 1-South, T.&P. Ry. Co. Surveys, Howard County, Texas, and being the South 60 feet of a tract of land 322.5 feet, Northward and southward, by 100 feet, Eastward and Westward, conveyed by A.L. Nuttall, et ux to Floyd Dennis, through deed dated January 18, 1957, recorded in Volume 238, Page 145, Deed Records of Howard County, Texas. The parcel of land herein conveyed is more particularly described as follows:

BEGINNING at the Southwest corner of the aforesaid tract so conveyed by Nuttall to Dennis; said point being 322.5 feet Southward of the S.W. corner of a 12 acre tract of land known as the G.W. Berry tract, described in Vol. 17, Page 515, Deed Records of Howard County, Texas;
THENCE N. 77 degrees E., along the South line of the parcel so conveyed by Nuttall to Dennis, 100 feet to point for the S.E. corner thereof and the S.E. corner of this parcel;
THENCE N. 13 degrees W., along the East line of the tract so conveyed by Nuttall to Dennis, 60 feet to point for the N.E. corner of this parcel;
THENCE S. 77 degrees W. 100 feet to point in Westline of the Floyd Dennis tract, to point for N.W. corner of this parcel;
THENCE Southward, along the West line of the aforesaid Dennis tract, parallel with the East line of said Dennis tract, 60 feet to PLACE OF BEGINNING. Also described as a 60' x 100' Tract out of Section 5, Block 32, T-1-S, T.&P. Ry. Co. Survey, Howard County, Texas.

SUBJECT TO any and all valid and subsisting covenants, restrictions, reservations, easements and rights-of-way properly found of record.

The earliest time that the sale will begin is 10:01 a.m.

DATED this 25th day of September, 2018.

Shul Co
DAVID COTTON, Trustee
BY *Clyde Morris*
CLERK OF THE COUNTY CLERK HOWARD COUNTY TEXAS
2018 SEP 28 AM 10:47
~~FILED~~
POSTED

I certify that the within notice was posted at the door of the Courthouse of Howard County, Texas, and that a copy of the foregoing notice was served upon **MICHAEL MARTINEZ and wife, TINA MARTINEZ**, by depositing the same in the United States Mail, Certified Mail with Return Receipt Requested with proper postage affixed to them at their last known addresses on the 25th day of September, 2018, as follows:

Michael Martinez and wife,
Tina Martinez
1003 Bluebonnet
Big Spring, Texas 79720

Michael Martinez and wife,
Tina Martinez
1709 Settles
Big Spring, Texas 79720

Shul Co
DAVID COTTON, Trustee