NOTICE OF FORECLOSURE SALE

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TITUS §

Pursuant to the authority conferred upon me by that certain Deed of Trust executed by Larry Sarratt, Jerene Sarratt and Nancy Carney of Titus County, Texas to Billy W. Flanagan, Trustee, dated June 5, 2006, for the benefit of the Beneficiary therein identified, duly recorded in Volume 1832, Page 312 of the Official Public Records of Real Property of Titus County, Texas, securing the payment of that one certain promissory note in the original principal amount of $15,286.19, I will, as Trustee appointed on June 5, 2006, under said Deed of Trust, in order to satisfy the indebtedness secured thereby, default having been made in the payment thereof, sell on **September 4, 2018** (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area designated by the County Commissioners Court at the hour of **10:00 o'clock A. M.** or within three hours thereafter of that date, the property described as follows:

AN UNDIVIDED FIVE TWELFTHS (5/12THS) INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT OF LAND:
All that certain lot, tract or parcel of land situated in Titus County, Texas, being in the William Porter Survey, Abst. No. 448, situated in Sulphur Fork of Red river about 114 miles North of Mount Pleasant, Texas, and
BEGINNING at the SE corner of a 160 survey made for John Prather a stake in the WBL of a 320 acre survey made for E. C. Beasley 7 vrs. S of his NW corner of a Post Oak bears S 28 W 5 vrs bears S 25 deg. W 7 vrs;
THENCE SOUTH with Beasley WB line 950 vrs. A stake a Post Oak brs. N 85 deg. W 19 vrs. Do brs N 86 deg. W 3 vrs;
THENCE WEST 950 vrs. a stake a Post Oak brs. East 4 vrs a Red Oak bs. N 37 deg. E 5 vrs;
THENCE NORTH with EBL of J. F. Lund 950 vrs. Prather's SW corner a stake;
THENCE EAST with Prather's SB line 950 vrs. the place of beginning.
Being the same land described in a deed dated December 29, 1999, from Randy Bankhead to Craig Carney and Nancy Carney, recorded in Volume 1222, Page 128 of the Real Property Records, Titus County, Texas.

EXECUTED this 27th day of June, 2018.

FILED FOR RECORD
2018 JUN 27 PM 4:04
COUNTY CLERK TITUS CO. TX
BY _____ DEPUTY

BILLY W. FLANAGAN, Trustee