

JUN 24 2020

Jane Jones, County Clerk
DELTA COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Date: June 24, 2020

Deed of Trust

Date: April 8, 2014
Grantor: Melanie Dianna Mendoza and Mario Mendoza, acting by and through his attorney-in-fact, Melanie Dianna Mendoza
Beneficiary: Treva Burns
Recording Information: Vol. 335, Page 090. Official Property Records of Delta County, Texas
Property: See Exhibit "A" attached hereto and made part hereof as if copied herein verbatim

Note

Date: April 8, 2014
Amount: One Hundred Fourteen Thousand and No/100 Dollars (\$114,000.00)
Debtor: Melanie Dianna Mendoza and Mario Mendoza, acting by and through his attorney-in-fact, Melanie Dianna Mendoza
Holder: Treva Burns

DATE OF SALE OF PROPERTY: August 4, 2020

EARLIEST TIME OF SALE OF PROPERTY: 10:00 A.M.

PLACE OF SALE OF PROPERTY: East Steps of the Delta County Courthouse, Cooper, Texas 75432

Because of default in performance of the obligations of the deed of trust, Edgar J. Garrett, Jr., 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 earliest time stated above or within three hours after that time.

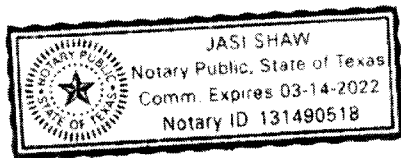
Witness my hand June 24, 2020.


Edgar J. Garrett, Jr., Trustee

STATE OF TEXAS)
COUNTY OF HUNT)

BEFORE ME, the undersigned authority, on this day personally appeared Edgar J. Garrett, Jr., Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 24th day of June, 2020.



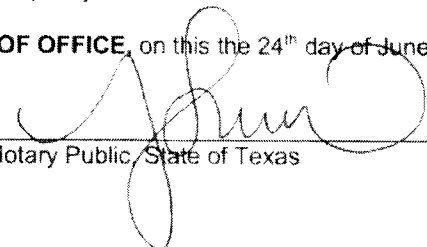

Notary Public, State of Texas

EXHIBIT "A"

The following described Tract of Land situated in the town of Cooper, Delta County, Texas, being a part of Block 23 of the Original Town Plat shown in Book A, Page 43, of the Deed Records of Delta County, Texas:

BEGINNING at the Southeast corner of said Lot, Runs North with its East border line 72 feet;

THENCE West 130 feet;

THENCE South 72 feet to the boundary line of Cooper Street;

THENCE East 130 feet on the Cooper Street boundary line to the Place of Beginning.