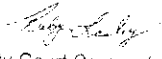


FILED
AT 2:10 O'CLOCK P M

Notice of Foreclosure Sale

JAN 31 2020

Date: January 31, 2020


Clerk, County Court Comanche Co., Texas

Substitute Trustee(s) and Address: Stephen R. McKethan and/or Mackenzie J. Welch
299 S. Columbia
Stephenville, TX 76401

Current Owner: George Vera

Lease-Purchase Agreement : Dated June 2, 2008, executed by Elida Leal, and made payable to A. W. Powell Jr. and Frances Powell, as Trustees of the A. W. Powell, Jr., and Frances Powell Revocable Trust, Dated Nov. 13, 2003

Assignment of Lease-Purchase Agreement and Special Warranty Deed

Date: August 1, 2018

Assignor/Grantor: Frances J. Powell

Assignee/Grantee: George Vera

Recording information: Volume 1042, Page 353 and Page 356 of the Official Public Records of Comanche County, Texas

Property: All that certain lot, tract or parcel of land being 0.18 acres, Lot 1, Block 10, of the Heath Addition, Comanche County, Texas, and being more particularly described in Exhibit A, attached hereto and fully incorporated herein for all purposes.

County: Comanche County, Texas

Date of Sale: March 3, 2020

Time of Sale: The sale of Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.**

Place of Sale:

The outside steps of the South side of the Comanche County Courthouse located at 101 W. Central Ave. Comanche, TX 76442

Default has occurred in the payment of the Lease-Purchase Agreement and in performance of the obligations of the Lease-Purchase Agreement. Because of that default, current owner of the property and section 5.066 of the Texas Property Code, has requested Trustee to sell the Property pursuant to Texas Property Code Section 51.002. Therefore, a foreclosure sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that current owner's bid may be by credit against the indebtedness under the Lease-Purchase Agreement.

Therefore, notice is given that on and at the Date of Sale, Time of Sale, and Place of Sale described above, Trustee will sell the Property in accordance with the terms of the Lease-Purchase Agreement, as provided above and applicable Texas law.

If current owner passes the foreclosure sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with requirements of the Lease-Purchase Agreement and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Lease-Purchase Agreement, but prospective bidders are reminded that by law the foreclosure 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 Lease-Purchase Agreement. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

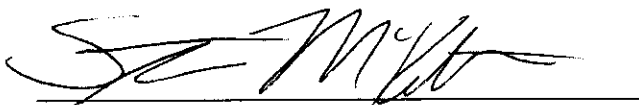
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the foreclosure sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT

IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

A handwritten signature in black ink, appearing to read 'S. McKethan', is written over a horizontal line.

STEPHEN MCKETHAN, Trustee

"Exhibit A"

0.18 ACRE, TRACT B

Being 0.18 of an acre of land, situated in the City of DeLeon, Comanche, County, Texas, and being part of LOT 1 AND ALL OF LOT 2, BLOCK 10, of HEATH ADDITION, as shown on the Plat Recorded in Cabinet A, Slide 17, Plat Records of Comanche County, Texas, and being part of the land that is described in a deed from Judy Killebrew, et al to A. W. Powell, Jr., and Frances Powell, Revocable Living Trust, recorded in Volume 852 at Page 95, Deed Records of Comanche County, Texas, and further described as follows:

BEGINNING, at a ½ inch iron rod set in the West line of Rusk Street and the East line of Lot 1, for which a 1½ inch pipe found at the Northeast corner of Lot 1, Block 10, and being in the South line of W. Lowe Avenue and the West line of Rusk Street, bears N 19° 24' 00" E 38.87 feet, for the Northeast corner of this tract;

THENCE, S 19° 24' 00" W 61.13 feet, with the West line of Rusk Street, to a 3/8 inch iron rod set at the Southeast corner of Lot 2 and the Northeast corner of Lot 3, for the Southeast corner of this tract;

THENCE, N 68° 37' 07" W 128.70 feet, to a ½ inch iron rod set at the Southwest corner of Lot 2, the Northwest corner of Lot 3, the Southeast corner of Lot 7 and the Northeast corner of Lot 6, for the Southwest corner of this tract;

THENCE, N 19° 24' 00" E 58.43 feet, to a ½ inch iron rod set, from which a ½ inch iron rod set at the Northwest corner of Lot 1 bears N 19° 24' 00" E 41.57 feet, for the Northwest corner of this tract;

THENCE, S 69° 49' 21" E 128.63 feet, part way along a fence, to the point of beginning and containing 0.18 of an acre of land.