

**Notice of Foreclosure Sale**

July 6, 2018

FILED FOR RECORD  
at 3:30 o'clock P M.

JUL 06 2018

MARK STAPLES  
County Clerk, Anderson County, Texas  
By [Signature] Deputy

Dated: May 15, 2015

Grantor: Glen Gutzman & Rhea Gutzman

Trustee: Terry M. Thorn

Lender: Michael Crawford

Recorded in: Volume 2466, Page 123 of the real property records of Anderson County, Texas

Legal Description: As in Deed of Trust attached

Secures: "Note" in the original principal amount of \$26,910.00, executed by Glen Gutzman & Rhea Gutzman and payable to the order of Lender

Original Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto

Property: The Original Property.

Trustee: Terry M. Thorn

Trustee's Address: 608 E. Crawford St.  
Palestine, TX 75801

**Foreclosure Sale:**

Date: August 7, 2018

Time: The sale of the 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 and not later than three hours thereafter.

Place: East Steps of Anderson County Courthouse in Palestine, Texas.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that original lender's bid may be by credit against the indebtedness secured by the lien

of the Deed of Trust.

Default has occurred in the payment of the note and in the performance of the obligations of the Deed of Trust. Because of that default, original lender, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of original lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with original lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If original lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 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 Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by original lender. 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.**

A handwritten signature in blue ink, appearing to be 'Terry M. Thorn', written above a horizontal line.

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Terry M. Thorn, Trustee

# Exhibit "A"

Description of a 5.00 acre tract  
U. S. COBB SURVEY, ABSTRACT NO. 175,  
M. R. PALACIOS SURVEY, ABSTRACT NO. 430,  
Anderson County, Texas

That certain tract or parcel of land, being a part of the U. S. COBB SURVEY, ABSTRACT NO. 175, in conflict with the M. R. PALACIOS SURVEY, ABSTRACT NO. 430, Anderson County, Texas, also being a part of that certain called Exhibit "B" (450.00 acres) conveyed to K-33 Corporation by the K-33 Land and Investment Company Partnership on 11 November 30, 1933, recorded in Volume 1006, Page 374 of the Deed Records of Anderson County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a 1/2" Iron Rod for corner in the West line of the above mentioned 450.00 acre tract, the West line of the U. S. Cobb Survey, A - 175, the East line of the Aron Lovell Survey, A - 430, and in an old abandoned road bed, from which the southwest corner of said 450.00 acre tract is 127.15' x - 127.15' East.

THENCE N 12° 19' 00" W with the West line of said 450.00 acre tract, the West line of the U. S. Cobb Survey, A - 175, the East line of the Aron Lovell Survey, A - 430, and in an old abandoned road bed a distance of 327.15 feet to a 1/2" Iron Rod for corner.

THENCE S 22° 16' 00" E a distance of 503.55 feet to a 1/2" Iron Rod for corner in the West margin of County Road No. 2712, being a 50.00 feet road.

THENCE S 22° 19' 00" W with the West margin of said County Road No. 2712 a distance of 127.15 feet to a 1/2" Iron Rod for corner.

THENCE N 22° 16' 00" E a distance of 503.55 feet to the place of beginning, containing 5.00 acres of land.