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SOMERVILLE, TEXAS

2016 OCT 14 AM 11:10

DEPUTY

BY Al

Notice of Trustee's Sale

Date: December 6, 2016
Trustee: K C Shane
Mortgagee: Earl Cromeans and wife, June Cromeans
Note: July 14, 2004

Deed of Trust

Date: July 14, 2004
Grantor: Pat Hennessey and Clara L Hennessey
Mortgagee: Earl Cromeans and wife, June Cromeans

Recording information: Filed of record in the Bosque County Real Property Records on July 21, 2004 at Volume 570, Page 785.

Property: All that certain lot, tract or parcel of land being all of Lots 1, 2, & 3, Block 2 of the Triangle Village Subdivision in Bosque County, Texas, according to the Plat recorded in Volume 196, Page 343, Deed Records of Bosque County, Texas. Said land is a part of those certain tracts described in a deed from A.R. Shelby et ux, Callie Shelby to E.D. Rogers et ux, Aletha Mae Rogers as recorded in Volume 213, Page 541, Deed Records of Bosque County, more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the South line of Oak Drive for the northwest corner of said Lot 3 and for the northwest corner of this;

THENCE with the South line of Oak Drive, S 68 deg 13'00" E 155.83 feet to a 1/2" iron rod found for the beginning of a curve to the right having a radius of 25.00 feet;

THENCE along said curve, S 04 deg 49' 58" E for a chord distance of 43.50 feet, an arc distance of 52.68 feet, to a 1/2" iron rod found in the West line of Elmwood Drive for the end of said curve;

THENCE with the West line of Elmwood Drive, S 58 deg 32' 44" W 76.35 feet to a 1/2" iron rod found for the southeast corner of said Lot 1 and for the southeast corner of this;

THENCE N 68 deg 08' 50" W 129.73 feet to a 1/2" iron rod found for the southwest corner of said Lot 3 and for the southwest corner of this;

THENCE N 21 deg 50' 31" E 99.89 feet to the PLACE OF BEGINNING, containing 0.370 acres of land.

County: Bosque

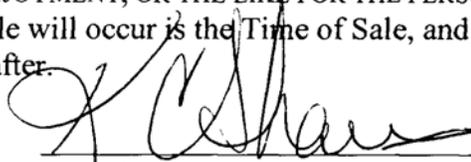
Date of Sale (first Tuesday of month): December 6, 2016

Time of Sale: 10:00 AM

Place of Sale: East Side of County Courthouse located at 110 S.
Main St., Meridian, TX

K C Shane is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.


K C Shane