

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD

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WIKIE SMITH  
CO. CLERK, MARION CO

BY \_\_\_\_\_ DEPUTY

Date: August 9, 2019

Deed of Trust

Date: September 1, 2017

Grantor: NST Hospitality, LLC

Trustee: Dean A. Searle

Beneficiaries: 6M Ventures, LLC

County Where Property is Located: Marion

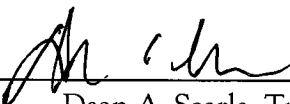
Recorded In: Volume 952, Page 46, et seq., Official Public Records of Marion County, Texas.

Property: All those certain lots, tracts or parcels of land being Two Tracts of land, situated in the Allen Urquhart Survey, A-378, Marion County, Texas and being more particularly described on the Exhibit "A" attached hereto, which exhibit is incorporated herein for all purposes.

Date of Sale of Property (First Tuesday of the month, between 1:00 p.m. and 4:00 p.m.):  
September 3, 2019.

Place of Sale of Property (including County): At the Marion County Courthouse, Jefferson, Texas, at the place designated by the Commissioners of said County, the designation having been recorded in the office of the County Clerk of said County, which designation is adopted in this Notice by reference.

Because of default in performance of the obligations of the Deed of Trust, Dean A. Searle, as Trustee will sell the property "as is with all faults" by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by said Deed of Trust.

  
\_\_\_\_\_  
Dean A. Searle, Trustee

THE STATE OF TEXAS

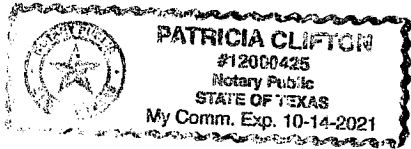
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COUNTY OF HARRISON

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This instrument was acknowledged before me on the 9<sup>th</sup> day of August, 2019,  
by Dean A. Searle.



Patricia Clifton

NOTARY PUBLIC, State of Texas  
My Commission Expires: 10-14-21

Patricia Clifton

Typed or Printed Name of Notary

## EXHIBIT "A"

## TRACT ONE:

All that certain 0.02 acre tract of land situated in the East 1/2 of Lot 7, Block 19, Urquhart Addition, City of Jefferson, Allen Urquhart Survey, A-378, Marion County, Texas, and being out of a tract recorded in Vol. 681, Pg. 728, of the Official Public Records Marion County, Texas and Cabinet A, Slide 340 of Plat Records Marion County, Texas said 0.02 acre tract of land being more particularly described by metas and bounds as follows: (Bearing Basis: Geodetic North.)

Commencing at a building corner in the East right-of-way of Vale Street and North right-of-way of Austin Street same being the Southwest corner of Lot 7, Block 19;

Thence: N 45° 00' 00" E along the South line of Lot 7 and the North right-of-way of Austin Street, 25.00 feet to a building corner;

Thence: N 45° 00' 00" W along a party wall, 88.09 feet to a building corner for the Southwest corner of this tract and the Point of Beginning;

Thence: N 45° 00' 00" W along a party wall, 36.91 feet to a building corner for the Northwest corner of this tract;

Thence: N 45° 00' 00" E along a party wall, 25.00 feet to a building corner in the East line of Lot 7 for the Northeast corner of this tract;

Thence: S 45° 00' 00" E along a building line and the East line of Lot 7, 36.91 feet to a building corner for the Southeast corner of this tract;

Thence: S 45° 00' 00" W along a party wall, 25.00 feet to the Point of Beginning, containing 0.02 acres of land, more or less.

EXHIBIT "A" continued, page 2

TRACT TWO:

That certain 0.05 acre tract of land situated in the East 1/2 of Lot 7, Block 19, Urquhart Addition, City of Jefferson, Allen Urquhart Survey, A-378, Marion County, Texas, and being a tract recorded in Vol. 681, Pg. 728 of the Official Records Marion County, Texas and Cabinet A, Slide 340 of Plat Records Marion County, Texas said 0.05 acre of land being more particularly described by metes and bounds as follows: (Bearing Basis: Geodetic North)

Commencing at a building corner in the East right-of-way of Vale Street and North right-of-way of Austin Street same being the Southwest corner of Lot 7, Block 19;

Thence: N 45° 00' 00" E along the South line of Lot 7 and the North right-of-way of Austin Street, 25.00 feet to a building corner for the Southwest corner of this tract and The Point of Beginning;

Thence: N 45° 00' 00" W along a party wall, 88.09 feet to a building corner for the Northwest corner of this tract;

Thence: N 45° 00' 00" E along a party wall, 25.00 feet to a building corner in the East line of Lot 7 for the Northeast corner of this tract;

Thence: S 45° 00' 00" E along a building line and the East line of Lot 7, 88.09 feet to a building corner in the North right-of-way of Austin Street for the Southeast corner of this tract;

Thence: S 45° 00' 00" W along the South line of Lot 7 North right-of-way of Austin Street, 25.00 feet to the Point of Beginning, containing 0.05 acres of land, more or less.

STATE OF TEXAS

COUNTY OF MARION

FILED FOR RECORD

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Marion County, Texas as stamped hereon by me.

Sep 20, 2017 08:23A

OFFICIAL PUBLIC RECORDS

VICKIE SMITH,  
COUNTY CLERK  
MARION COUNTY, TEXAS

Sep 20, 2017 08:23A

By:

VICKIE SMITH, COUNTY CLERK

Kim Heath  
DEPUTY

MARION COUNTY, TEXAS