

**NOTICE OF TRUSTEE'S SALE**

**DATE:** December 15, 2021

**NOTE:** PROMISSORY NOTE described as follows:

Date: October 29, 2015  
Maker: Michael O. Burkhalter  
Payee: Robbie Laverne Hill  
Original Principal Amount: \$39,750.00

**DEED OF TRUST:** DEED OF TRUST described as follows:

Date: Effective date of October 29, 2015  
Grantor: Michael O. Burkhalter  
Trustee: Billy Charles Burleson  
Beneficiary: Robbie Laverne Hill  
Recorded: Volume 0958, Page 0495, et seq of the Official Records of Trinity County, Texas.

**LENDER:** ROBBIE LAVERNE HILL

**BORROWER:** MICHAEL O. BURKHALTER

**PROPERTY:** The real property described as follows:

One-half (½) interest in and to Lots 106 and 107, Block 6, Section 2, of LAKEWOOD SUBDIVISION, an addition in Trinity County, Texas, according to the map or plat thereof recorded in Volume 2, Page 88 and re-recorded in Cabinet A, Slide 132 in the Plat Records of Trinity County, Texas.

Together with all improvements, easements, intangibles, and rights appurtenant to the real property, as described in the Deed of Trust.

**TRUSTEE:** BILLY CHARLES BURLESON

Trustee's Mailing Address: 15453 FM 421  
Kountze, Texas 77625

**DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:**

February 1, 2022, the first Tuesday of the month, to commence at 10:00 a.m., or within three (3) hours after that time.

**PLACE OF TRUSTEE'S SALE OF PROPERTY:**

The middle door of the south side of the Trinity County Courthouse located at 162 West 1<sup>st</sup> Street, Groveton, Texas.

**RECITALS**

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust encumber the interest in real property. Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and the Texas Property Code.

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, I, as Trustee, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of December 10, 2021.

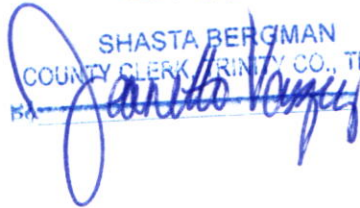
  
BILLY CHARLES BURLESON

AFTER RECORDING, PLEASE RETURN ORIGINAL TO:

JOE SCOTT EVANS  
THE EVANS LAW FIRM, PLLC  
P.O. Drawer 310  
Groveton, Texas 75845

FILED  
at 9:00 o'clock A M

DEC 28 2021

SHASTA BERGMAN  
COUNTY CLERK TRINITY CO., TEXAS  
  
Deputy