Notice of Trustee's Sale [Mortgagee]

Date: November 13, 2017

Trustee: JAMES L. CLARK

Trustee's Address:

P. O. Box 310

Naples, Morris County, Texas 75568

Mortgagee: STEVE THOMPSON and wife, LINDA THOMPSON

Mortgagee's Address:

1103 N. Washington

Mount Pleasant, Titus County, Texas 75455

Note:

Date: November 13, 2012

Original principal amount \$93,834.99

Original principal amount \$35,054.33

Borrower: CHASE COCHRAN and wife, CANDICE COCHRAN Lender: STEVE THOMPSON and wife, LINDA THOMPSON

Final Payment Date: October 15, 2027

Deed of Trust

Date: November 13, 2012

Date: Novelliber 15, 20

CHASE COCHRAN and wife, CANDICE COCHRAN STEVE THOMPSON and wife, LINDA THOMPSON

Recording information: Clerk's File No. 2012006054 of the Cass County, Texas Official

Public Records

Property:

The North 140' of the East 10' of Lot 2, Lot 3, and the West 40' of Lot 4, Block 1, Bentley-Callaway Addition of the City of Hughes Springs, Ed West Survey, A-1080, Cass County, Texas per plat recorded in the Plat Records at Volume 1, Page 119, Cass County, Texas including all personal property secured by the security agreement included in the Deed of Trust.

County: Cass

Date of Sale (first Tuesday of month): January 2, 2018

Time of Sale: 10:00 A.M.

Place of Sale: North Door of Cass County Courthouse, Linden, Texas

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.

JAMES L. CLARK 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 sale will begin at the Time of Sale, or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

JAMES L. CLARK

THE STATE OF TEXAS COUNTY OF MORRIS

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CLARK, as Trustee.

VALERIE CLARK
My Notary ID # 1140090
Expires May 27, 2018

Notary Public, State of Texas

AFFIDAVIT OF GIVING NOTICE TO DEBTOR

STATE OF TEXAS
COUNTY OF MORRIS

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Date: November 13, 2017

Affiant: JAMES L. CLARK

Deed of Trust - Date: November 13, 2012

Grantor: CHASE COCHRAN and wife, CANDICE COCHRAN
Mortgagee: STEVE THOMPSON and wife, LINDA THOMPSON

Recording information: Clerk's File No. 2012006054 of the Cass County, Texas

Official Public Records

Property:

The North 140' of the East 10' of Lot 2, Lot 3, and the West 40' of Lot 4, Block 1, Bentley-Callaway Addition of the City of Hughes Springs, Ed West Survey, A-1080, Cass County, Texas per plat recorded in the Plat Records at Volume 1, Page 119, Cass County, Texas including all personal property secured by the security agreement included in the Deed of Trust.

Note - Date: November 13, 2012

Amount: \$93,834.99

Borrower: CHASE COCHRAN and wife, CANDICE COCHRAN **Holder:** STEVE THOMPSON and wife, LINDA THOMPSON

Final Payment Date: October 15, 2027

Affiant on oath swears that the following statements are true and are within the personal knowledge of Affiant:

Affiant is the holder of the note secured by the deed of trust.

Default has occurred in the performance of the obligations in the deed of trust.

After such default, Affiant gave to every debtor required by statute proper notice of the default and of the time within which it was required to be cured. The default continued beyond the time within which it was required to be cured.

After such continued default and at least twenty-one (21) days before the resulting Trustee's Sale, Affiant either personally or by agent gave proper notice of the sale to every debtor required by statute, in strict compliance with the provisions of the deed of trust and the requirements of § 51.002 of the Texas Property Code.

JAMES L. CLARK, Trustee

SWORN TO AND SUBSCRIBED before me by JAMES L. CLARK, Trustee, 13

day of November, 2017.

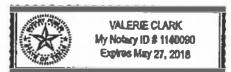
VALERIE CLAI My Notary ID # 11 Expired May 27.

lotary Public, State of Texas

STATE OF TEXAS
COUNTY OF MORRIS

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This instrument was acknowledged before me on the 13 day of November, 2017 by JAMES L. CLARK.



Zaleria Clarka Notary Public, State of Texas

AFTER RECORDING RETURN TO:

JAMES L. CLARK

Attorney at Law P. O. Box 310

Naples, Texas 75568

Telephone: [903] 897-5691 Facsimile: [903] 897-5693

Email: jameslclark27@vahoo.com

PREPARED IN THE LAW OFFICE OF:

JAMES L. CLARK

Attorney at Law

P. O. Box 310

Naples, Texas 75568

Telephone: [903] 897-5691 Facsimile: [903] 897-5693

Email: jameslclark27@yahoo.com