

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
2/23/2013

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR ONE REVERSE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2013-00002509

**Mortgage Servicer:**  
Celink is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Grantor(s)/Mortgagor(s):**  
BETTY RAGSDALE AND ROGAN HOLLINS,  
WIFE AND HUSBAND  
**Current Beneficiary/Mortgagee:**  
Live Well Financial, Inc

**Property County:**  
WOOD

**Mortgage Servicer's Address:**  
3900 Capital City Blvd.,  
Lansing, MI 48906

FILED FOR RECORD  
NOV 10 10 10 AM 12:50  
COUNTY CLERK, WOOD COUNTY

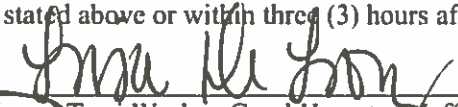
**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

**Date of Sale:** 2/5/2019      **Earliest Time Sale Will Begin:** 10:00AM

**Place of Sale of Property:** EAST DOOR (FRONT DOOR) OF THE WOOD COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

*Notice Pursuant to Tex. Prop. Code § 51.002(i):*  
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.

  
~~Lisa DeLong, Fern Worley, Carol Hampton, Jeffrey Hampton, Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Harriett Fletcher or Allan Johnston or Thuy Frazier or Cindy Mendoza or Deanna Segovia, Substitute Trustee~~  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

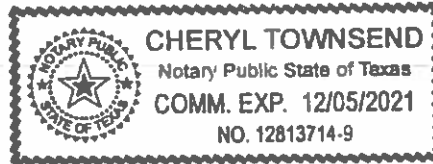
**MH File Number:** TX-18-55685-RM  
**Loan Type:** FHA

STATE OF TEXAS §  
COUNTY OF Gregg §

Before me, the undersigned Notary Public, on this day personally appeared LISA DELONG as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as LISA DELONG to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 10 day of December 2018.

S. Townsend  
Notary Public  
Signature



TX-18-55685-RM

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 0565-0007-0000-55

Land Situated in the City of Winnsboro in the County of Wood in the State of TX

All that certain tract or parcel of land situated in the Jonathan Shaw Survey, Abstract No. 565, Wood County, Texas; bony d part that certain 2.000 acre tract described in Deed to Johnny Ray Tomlin, dated 1997, recorded in Volume 1532, Page 515, Real Property Records of Wood County, Texas; and being more particularly described as follows:

Beginning at a 5/8 inch iron pipe found on the Northeast corner of said 2.000 acre tract, being on the Southeast corner of a 12.421 acre tract described in Deed to Billy Busby, recorded in Volume 1541, Page 556 of said Records, and being on the West line of a 66 acre tract described in Deed to Robert Hardage, recorded in Volume 668, Page 619, Deed Records of said County;

Thence South along the East line of said 2.000 acre tract and of said West line - 325.60 feet to a 5/8 inch iron pipe found on the Northeast corner of a 0.505 acre tract described in Deed to Scott Merritt, recorded in Volume 1466, Page 543 of first said Records;

Thence West along the Worth line of said 0.505 acre tract - 200.00 feet to a 5/8 inch iron pipe found on the Northwest corner of said 0.505 acre tract;

Thence North along the West line of said 2.000 acre tract and the Westernmost East line of said 12.421 acre tract - 325.60 feet to a 5/8 inch iron pipe found on the Northwest corner of said 2.000 acre tract and on an Ell corner of said 12.421 acre tract;

Thence East along the North line of said 2.000 acre tract - 200.00 feet to the Place of Beginning containing 1.495 acres.

ACCESS EASEMENT described as follows:

All that certain tract or parcel of land situated in the Jonathan Shaw Survey, A-565, Wood County, Texas, being a part of that 75 acre tract conveyed to W. B. Busby and wife, Ruth Busby, by Deed recorded in Volume 399, Page 314, Deed Records of Wood County, Texas, and being more particularly described as follows:

Beginning at a 3/8" iron pipe for corner situated on the SE corner of said 75 acre tract;

Thence North with the EBL of said 75 acre tract - 733.00 ft. to a 5/8" iron pipe Tor corner situated on the SE corner of a 2.0 acre tract;

Thence West with the SBL of said 2.0 acre tract - 30.00 ft. to a point or corner;

Thence South - 733.0 ft. to a point for corner situated on the SBL of said 75 acre tract;

Thence East with last said SBL - 30.0 ft. to the Place of Beginning, containing 0.5 of an acre, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 565 Private Road 8257, Winnsboro, TX 75494-4551.

SELECT PORTFOLIO SERVICING, INC. (SPS)  
DAVLIN, TOMMY AND STACY  
2048 CIRCLE 3540, HAWKINS, TX 75765

CONVENTIONAL  
Firm File Number: 13-012170

FILED FOR RECORD  
2018 DEC 10 PM 12:50

CLERK OF COUNTY CLERK, WOOD CO TX

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on April 23, 2003, TOMMY D. DAVLIN AND WIFE, STACY L. DAVLIN as Grantor(s), executed a Deed of Trust conveying to TROY GOTSCHALL, as Trustee, the Real Estate hereinafter described, to LONG BEACH MORTGAGE COMPANY, A CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of WOOD COUNTY, TX and is recorded under Clerk's File/Instrument Number 00099886 Volume 01913, Page 00859, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, February 5, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Wood county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Wood, State of Texas:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE S.B. HUNTER SURVEY, ABSTRACT NO. 315, WOOD COUNTY, TEXAS; BEING ALL OF THAT CERTAIN 2.384 ACRE TRACT DESCRIBED IN DEED TO TOMMY D. DAVLIN AND WIFE, STACY L., DATED 2002, RECORDED IN VOLUME 1878, PAGE 167, REAL PROPERTY RECORDS OF SAID COUNTY; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 2048 CIRCLE 3540  
HAWKINS, TX 75765  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Notcholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2003-4, ASSET-BACKED CERTIFICATES, SERIES 2003-4  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UTAH 84119

The Mortgage Servicer is authorized to represent the Notcholder by virtue of a servicing agreement with the Notcholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

SUBSTITUTE TRUSTEE  
~~Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Harriett Fletcher, Allan Johnston, Jeffrey Hampton, Terri Worley, Carol Hampton or Lisa DeLong~~  
c/o Shapiro Schwarz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

THE STATE OF Texas  
COUNTY OF GREGG

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared LISA DELONG, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

NOTARY PUBLIC in and for \_\_\_\_\_ COUNTY,

My commission expires: \_\_\_\_\_  
Type or Print Name of Notary \_\_\_\_\_

**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 military service to the sender of this notice immediately.**

## LEGAL DESCRIPTION

All that certain tract or parcel of land situated in the S.B. HUNTER SURVEY, ABSTRACT NO. 315, Wood County, Texas; being all of that certain 2.384 acre tract described in Deed to Tommy D. Davlin and wife, Stacy L., dated 2002, recorded in Volume 1878, Page 167, Real Property Records of said County; and being more particularly described as follows:

BEGINNING at a nail found on the Southwest corner of said 2.384 acre tract and on the centerline of County Road No. 3540;

THENCE in a Northerly direction along said centerline; N 21° 03' 26" E - 86.55 feet and N 23° 54' 05" E - 130.69 feet to a nail found on the Northwest corner of said 2.384 acre tract;

THENCE N 89° 49' 55" E along the North line of said 2.384 acre tract, at 27.0 feet passing a 1/2 inch iron rod found on the East right-of-way line of said County Road, and at a total distance of 475.97 feet to a 1/2 inch iron rod found on the Northeast corner of said 2.384 acre tract;

THENCE S 0° 04' 44" W along the East line of said 2.384 acre tract - 200.00 feet to a 1/2 inch iron rod found on the Southeast corner of said 2.384 acre tract;

THENCE S 89° 49' 55" W along the South line of said 2.384 acre tract and the North right-of-way line of a 60.0 foot wide Access Road, at 538.28 feet passing a 1/2 inch iron rod found on said East right-of-way line, and at a total distance of 559.74 feet to the Place of Beginning containing 2.384 acres.

**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.**

## NOTICE OF TRUSTEE'S SALE

WHEREAS, Zoila Figueroa, 10804 Audelia Road, #2130, Dallas, Texas 75238, hereinafter referred to as "Zoya", has executed and delivered to Lana Cockrell, Trustee, that certain Deed of Trust dated December 29, 2014, recorded in Document Number 2018-00002213, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot (s) 170, Section A, Holiday Villages of Fork Subdivision, as shown by the plat recorded in Volume 9, Page 181-182, Plat Records of said County, said Deed of Trust having been given to secure payment of that certain Promissory Note of even date therewith in the sum amount of \$8,906.92 executed by the person(s) first named hereinabove and payable to the order of FORK HOLIDAY VILLAGES, L. P., 4144 N. Central Expressway, Suite 900, Dallas, Texas 75204 and

WHEREAS, default has been made in the payment of the indebtedness evidenced by said Note secured by said Deed of Trust, and all of the indebtedness evidenced by said Note is now due and payable; and

WHEREAS, the hereinabove named payee of said Note, also being the present holder thereof, has requested the undersigned to sell the real property hereinabove described in accordance with the terms of the Deed of Trust; NOW, THEREFORE, notice is hereby given that on Tuesday, the 5<sup>th</sup> day of February, 2019, the above described property will be sold by auction at a public sale to be held at the County Courthouse in said County within the area designated for such sales by the Commissioners Court of said County. The earliest time at which such sale will occur is 11 A. M., and it will begin within three hours of such time.

EXECUTED this 8<sup>th</sup> day of January, 2019.

  
\_\_\_\_\_  
PATTON C. CHAPMAN, TRUSTEE

FOR RECORD  
JAN - 4 11 21  
CLERK, WOOD COUNTY

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

FILED FOR RECORD  
2018 DEC 10 PM 12:51  
KELLY  
COUNTY CLERK, WOOD CO TX

**Deed of Trust Date:**  
6/13/2013

**Grantor(s)/Mortgagor(s):**  
FRANK CATRON AND WIFE, MARY CATRON

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
AMERICAN ADVISORS GROUP

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2013-00007142

**Property County:**  
WOOD

**Mortgage Servicer:**  
Celink is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
3900 Capital City Blvd.,  
Lansing, MI 48906

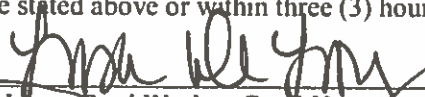
**Legal Description:** LOT NO.(S) 21, 22, AND 23, SECTION A, HOLIDAY VILLAGES OF FORK SUBDIVISION, AS SHOWN BY THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 181-182, PLAT RECORDS, WOOD COUNTY, TEXAS, TOGETHER WITH A ONE FIVE-HUNDRETH (1/500) UNDIVIDED INTEREST IN SECTION B OF SAID SUBDIVISION, AS SHOWN BY THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 183, PLAT RECORDS, WOOD COUNTY, TEXAS.

**Date of Sale:** 2/5/2019 **Earliest Time Sale Will Begin:** 10:00AM

**Place of Sale of Property:** EAST DOOR (FRONT DOOR) OF THE WOOD COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

*Notice Pursuant to Tex. Prop. Code § 51.002(i):*  
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.

  
~~Lisa DeLong, Terri Worley, Carol Hampton, Jeffrey Hampton, Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Harriett Fletcher or Allan Johnston or Thuy Frazier or Cindy Mendoza or Deanna Segovia, Substitute Trustee~~  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-17-34340-RM  
**Loan Type:** FHA



STATE OF TEXAS                    §  
COUNTY OF \_\_\_\_\_ §

Before me, the undersigned Notary Public, on this day personally appeared \_\_\_\_\_ as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as \_\_\_\_\_, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Notary Public  
Signature

2-6-19

FILED FOR RECORD  
2019 JAN -4 PM 3:25  
COUNTY CLERK  
WELLS COUNTY TEXAS

**NOTICE OF TRUSTEE'S SALE**

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.

**Date:** January 3, 2019

**Deed of Trust:**

**Date:** November 7, 2016

**Grantor:** BOBI R. McWHORTER and ANGELA LILLIAN MOON

**Beneficiary:** JOHN T. STEWART and JANE STEWART

**Trustee:** RICHARD E. ROBERTS

**Recorded in:** Clerk's File Number 2017-00001573, Real Property Records, Wood County, Texas

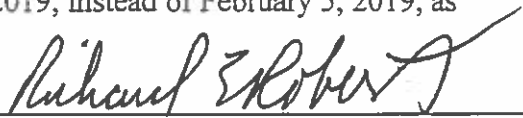
**Property:** LOT 16, BLOCK 21, of the CITY OF HAWKINS, Wood County, Texas, according to the map or plat thereof recorded in the Plat Records of Wood County, Texas

**Date of Sale of Property:** Tuesday, February 5, 2019, at or within three hours after 10:00 a.m.

**Place of Sale of Property (including County):** At the second floor entrance on the East side of the Wood County Courthouse in Quitman, Texas or as the Commissioner's Court rules.

Because of default in performance of the obligations under the Deed of Trust, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust, Security Agreement and Financing Statement.

This Notice of Trustee's Sale is made in place of and to correct a notice from RICHARD E. ROBERTS, Trustee, dated December 10, 2018. By mistake, that notice incorrectly stated the sale date as January 1, 2019, instead of February 5, 2019, as hereinabove set out.

  
RICHARD E. ROBERTS, Trustee  
215 E. Goode  
Quitman, Texas 75783

STATE OF TEXAS

COUNTY OF WOOD

This instrument was acknowledged before me on January 4, 2019, by RICHARD E. ROBERTS.



Cheryl D. Moore  
Notary Public, State of Texas

\_\_\_\_\_  
Notary's Name (Printed)

\_\_\_\_\_  
Notary's Commission Expires

\_\_\_\_\_  
Notary's Business Phone No.

**NOTICE OF FORECLOSURE SALE**

January 9, 2019

FILED FOR RECORD  
2019 JAN -9 AM 11:45  
KELLEY PRICE  
COUNTY CLERK, WOOD CO TX

Deed of Trust (16.762 acres) ("Deed of Trust"):

Dated: September 1, 2016

Grantor: Charles Reed

Lender: Robert J. Bevis and D. Carole Bevis

Recorded in: 2016-00008762 of the real property records of Wood County, Texas,

Legal Description: 16.672 acres situated in E. C. Lane Survey, Abstract 366, more particularly described in Exhibit A, attached hereto and incorporated herein by reference; and being the same property conveyed from Patrick Henry Bogan, Jr. et al to Charles Howard Reed by Warranty Deed dated April 21, 1986 and filed in Volume 1026 Page 337 in the real property records of Wood County, Texas; and identified by Wood County Appraisal District Property ID 78512 and Geographic Id 0366-0030-0001-25.

Secures: Promissory Note ("Note") in the original principal amount of \$45,000.00, executed by Charles Reed ("Borrower") and payable to the order of Lender

Substitute Trustee: Kyle G. Waggoner

Substitute Trustee's Address: PO Box 1152, Mineola, Texas 75773

Successor in Interest to Borrower: Randy Reed as Independent Executor of the Estate of Charles Howard Reed, Deceased; Cause No. 13,272 in County Court of Wood County, Texas

**Foreclosure Sale:**

Date: **Tuesday, February 5, 2019**

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 am and not later than three hours thereafter.

Place: The area at the Wood County Courthouse designated by the

Commissioners Court of Wood County, pursuant to Section 51.002 of the Texas Property Code as amended.

**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 Robert J. Bevis and D. Carole Bevis'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, Robert J. Bevis and D. Carole Bevis, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

If Robert J. Bevis and D. Carole Bevis 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 Robert J. Bevis and D. Carole Bevis. 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, Substitute 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 Substitute 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.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE SUBSTITUTE TRUSTEE.**

Substitute Trustee:

  
\_\_\_\_\_  
Kyle G. Waggoner  
Waggoner Law Offices, PC  
PO Box 1152  
Mineola, Texas 75773  
Telephone (903) 569-0405  
Telecopier (903) 881-9803  
kyle@waggoner-law.com

## Exhibit A

### TRACT ONE:

### EXHIBIT "A"

BEING all of that certain lot, tract or parcel of land situated in the E. C. Lane Survey, Abstract No. 366, Wood County, Texas, and being a part of a called 120 acre tract described in a Deed from Georgia G. Johnson and husband, W. C. Johnson to G. W. Reed, dated April 3, 1915, as shown of record in Volume 36, Page 573, Deed Records, Wood County, Texas, said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a  $\frac{1}{4}$  inch iron rod set for a corner in the North right-of-way line of Texas Farm Road No. 312, and in the East line of a called 60.2 acre tract described in a Deed from Charm Shamburger, et al to P. H. Dobbs, dated March 10, 1944, as shown of record in Volume 231, Page 388, Deed Records, Wood County, Texas, said POINT OF BEGINNING being S 89 deg. 54' 20" E, a distance of 849.90 feet and N 00 deg. 29' 12" E, a distance of 2122.37 feet from the Southwest corner of said Lane Survey;

THENCE N 00 deg. 29' 12" E along said East line, a distance of 1812.47 feet to a  $\frac{1}{4}$  inch iron rod set at the occupied Northeast corner of said 60.2 acre tract and in an occupied North line of said Lane Survey;

THENCE S 89 deg. 34' 15" E along said North line, a distance of 460.14 feet to a  $\frac{1}{4}$  inch iron rod set at the occupied most Northerly Northeast corner of said 120 acre tract and an ell corner of said Lane Survey;

THENCE S 00 deg. 25' 45" W along the remains of the East boundary fence of said 120 acre tract, a distance of 1369.73 feet to a  $\frac{1}{4}$  inch iron rod set for a corner in the North right-of-way line of Texas Farm Road No. 312;

THENCE S 46 deg. 47' 16" W along said right-of-way line, a distance of 224.81 feet to a point of right-of-way change;

THENCE N 43 deg. 12' 44" W continuing along said right-of-way line, a distance of 10.00 feet to a point for a corner;

THENCE S 46 deg. 47' 16" W, continuing along said right-of-way line, a distance of 49.30 feet to a point for a corner;

THENCE Southwesterly along said right-of-way line, same being along a curve to the left having a central angle of 3 deg. 37' 42", a radius of 5779.57 feet, a long chord length of 365.93 feet, a long chord bearing of S 44 deg. 58' 25" W, a distance of 365.99 feet to the POINT OF BEGINNING and containing 16.762 acres of land, more or less.

**NOTICE OF FORECLOSURE SALE**

January 9, 2019

FILED FOR RECORD  
2019 JAN -9 AM 11:45  
KELLEY PRICE  
COUNTY CLERK, WOOD CO TX

Deed of Trust (13.361 acres) ("Deed of Trust"):

Dated: September 1, 2016

Grantor: Charles Reed

Lender: Robert J. Bevis and D. Carole Bevis

Recorded in: 2016-00008761 of the real property records of Wood County, Texas,

Legal Description: 13.361 acres situated in E. C. Lane Survey, Abstract 366, and being more particularly described in Exhibit A, attached hereto and incorporated herein by reference; being the same property conveyed from Crystal Reed Ringue Bumgardner to Charles Howard Reed by Warranty Deed dated July 23, 1998 and filed in Volume 1622 Page 344 in real property records of Wood County, Texas; identified by Wood County Appraisal District Property ID 54927 and Geographic Id 0366-0110-0001-25.

Secures: Promissory Note ("Note") in the original principal amount of \$13,361.00, executed by Charles Reed ("Borrower") and payable to the order of Lender

Substitute Trustee: Kyle G. Waggoner

Substitute Trustee's Address: PO Box 1152, Mineola, Texas 75773

Successor in Interest to Borrower: Randy Reed as Independent Executor of the Estate of Charles Howard Reed, Deceased; Cause No. 13,272 in County Court of Wood County, Texas

Foreclosure Sale:

Date: Tuesday, February 5, 2019

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 am and not later than three hours thereafter.

Place: The area at the Wood County Courthouse designated by the Commissioners Court of Wood County, pursuant to Section 51.002



of the Texas Property Code as amended.

**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 Robert J. Bevis and D. Carole Bevis'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, Robert J. Bevis and D. Carole Bevis, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

If Robert J. Bevis and D. Carole Bevis 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 Robert J. Bevis and D. Carole Bevis. 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, Substitute 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 Substitute 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.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE SUBSTITUTE TRUSTEE.**

Substitute Trustee:

  
\_\_\_\_\_  
Kyle G. Waggoner  
Waggoner Law Offices, PC  
PO Box 1152  
Mineola, Texas 75773  
Telephone (903) 569-0405  
Telecopier (903) 881-9803  
kyle@waggoner-law.com

## Exhibit A

BEING all of that certain lot, tract or parcel of land situated in the E. C. Lane Survey, Abstract No. 366, Wood County, Texas, and being a part of a called 120 acre tract described in a Deed from Georgia G. Johnson and husband, W. C. Johnson to G. W. Reed, dated April 3, 1915, as shown of record in Volume 36, Page 573, Deed Records, Wood County, Texas, said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for a corner in the East line of said 20 acre tract and being N 00 deg. 54' 32" E, a distance of 1528.91 feet from the Southeast corner of said tract, said POINT OF BEGINNING being S 89 deg. 54' 20" E, a distance of 1936.40 feet and N 00 deg. 54' 32" E, a distance of 1528.91 feet from the Southwest corner of said Lane Survey;

THENCE S 00 deg. 54' 32" W along said East line, a distance of 659.34 feet to a 1/2 inch iron rod set for a corner in the centerline of a proposed 60.00 foot wide road easement and in the centerline of a lane;

THENCE S 47 deg. 42' 25" W along said centerline a distance of 436.78 feet to a 1/2 inch iron rod set for a corner;

THENCE N 89 deg. 54' 20" W, a distance of 337.64 feet to a 1/2 inch iron rod set for a corner;

THENCE N 00 deg. 54' 32" E, a distance of 963.53 feet to a 1/2 inch iron rod set for a corner;

THENCE S 89 deg. 03' 30" E, a distance of 656.00 feet to the POINT OF BEGINNING and containing 13.361 acres of land.

---

GRANTOR AND GRANTEE HEREIN, THEIR HEIRS AND ASSIGNS, RESERVE UNTO THEMSELVES A ROAD EASEMENT ACROSS THAT PORTION OF THE PROPERTY MADE THE SUBJECT OF THIS DEED LYING AND BEING SITUATED AS A PART OF THE FOLLOWING ROAD EASEMENT, DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEING all of that certain lot, tract or parcel of land situated in the S. H. Davis Survey, Abstract No. 164 and in the E. C. Lane Survey, Abstract No. 366, Wood County, Texas, and being a part of a called 125 acre tract and a called 120 acre tract described in a Deed from Georgia G. Johnson and husband, W. C. Johnson, to G. W. Reed, dated April 3, 1915, as shown of record in Volume 36, Page 573, Deed Records, Wood County, Texas, said lot, tract or parcel of land being a strip of land, 60.00 feet in width, across said tracts, the centerline of said strip of land being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set in the East line of said 120 acre tract and being N 00 deg. 54' 32" E, a distance of 869.57 feet from the Southeast corner of said tract, said POINT OF BEGINNING being S 89 deg. 54' 20" E, a distance of 2313.03 feet and N 00 deg. 54' 32" E, a distance of 869.57 feet from the Northwest corner of said Davis Survey;

THENCE S 47 deg. 42' 25" W along an existing lane, a distance of 773.36 feet to a 1/2 inch iron rod set for a corner;

THENCE S 07 deg. 08' 01" W continuing along said lane, a distance of 1391.59 feet to the North right-of-way line of Texas Farm Road No. 49, and for the ENDING POINT of this strip of land and containing approximately 3.0 acres of land.

**NOTICE OF FORECLOSURE SALE**

January 9, 2019

FILED FOR RECORD  
2019 JAN -9 AM 11:45  
KELLEY PRICE  
COUNTY CLERK, WOOD CO TX

Deed of Trust (partial undivided interest in 16.88 acres) ("Deed of Trust"):

Dated: September 1, 2016

Grantor: Charles Reed

Lender: Robert J. Bevis and D. Carole Bevis

Recorded in: 2016-00008760 of the real property records of Wood County, Texas,

Legal Description: All of Grantor's interest (purported by Grantor as a one-half interest) in a 16.88 acre tract situated in E. C. Lane Survey, Abstract 366, more particularly described in Exhibit A, attached hereto and incorporated herein by reference; and being the same property conveyed from Donald R. Whisenhunt and B. Christine Whisenhunt to Charles Howard Reed et al by Warranty Deed with Vendor's Lien dated July 6, 1995 and filed in Volume 1456 Page 381 in real property records of Wood County, Texas; and identified by Wood County Appraisal District Property ID 17238 and Geographic Id 0366-0080-0000-25.

Secures: Promissory Note ("Note") in the original principal amount of \$8,440.00, executed by Charles Reed ("Borrower") and payable to the order of Lender

Substitute Trustee: Kyle G. Waggoner

Substitute Trustee's Address: PO Box 1152, Mineola, Texas 75773

Successor in Interest to Borrower: Randy Reed as Independent Executor of the Estate of Charles Howard Reed, Deceased; Cause No. 13,272 in County Court of Wood County, Texas

**Foreclosure Sale:**

Date: Tuesday, February 5, 2019

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 am and not later than three hours thereafter.

Place: The area at the Wood County Courthouse designated by the Commissioners Court of Wood County, pursuant to Section 51.002 of the Texas Property Code as amended.

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 Robert J. Bevis and D. Carole Bevis'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, Robert J. Bevis and D. Carole Bevis, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

If Robert J. Bevis and D. Carole Bevis 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 Robert J. Bevis and D. Carole Bevis. 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, Substitute 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 Substitute 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.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE SUBSTITUTE TRUSTEE.**

Substitute Trustee:

  
\_\_\_\_\_  
Kyle G. Waggoner  
Waggoner Law Offices, PC  
PO Box 1152  
Mineola, Texas 75773  
Telephone (903) 569-0405  
Telecopier (903) 881-9803  
kyle@waggoner-law.com

## Exhibit A

**Property (including any improvements):**

All that certain lot, tract or parcel of land, a apart of the EMBARGO C. LANE SURVEY, A-366, Wood County, Texas, and being more fully described as follows:

BEGINNING on the South Boundary Line of the said Lane Survey and at the Southwest corner of a tract of land formerly known as the J.L. Moore 100 acre tract of land; said beginning point being the Southeast corner of the G.W. Reed 65-acre tract of land;

THENCE North along the East Boundary Line of said Reed tract, 746.4 vrs. to the Southern Northeast corner of said Reed tract and to the South Boundary Line of the W.R. Turbeville 60-acre tract of land;

THENCE East along the South Boundary Line of said Turbeville tract, 130 vrs. to the Southern Northwest corner of the W. H. Hall tract of land;

THENCE South along the West Boundary Line of said Hall land, 746.4 vrs. to the South Boundary Line of said Lane Survey;

THENCE West 132 vrs. to the place of beginning, containing 16.88 acres of land, more or less.

BEING THE SAME LAND described in Deed, dated March 1, 1967, from Grady E. Caffey and wife Edith Lavern Caffey to Donald R.

**NOTICE OF FORECLOSURE SALE**

January 9, 2019

FILED FOR RECORD  
2019 JAN -9 AM 11:46  
KELLEY PRICE  
COUNTY CLERK, WOOD CO TX

Deed of Trust (12.879 acres) ("Deed of Trust"):

Dated: September 1, 2016

Grantor: Charles Reed

Lender: Robert J. Bevis and D. Carole Bevis

Recorded in: 2016-00008759 of the real property records of Wood County, Texas,

Legal Description: 12.879 acres, being a part of the 15.417 tract situated in E. C. Lane Survey, Abstract 366, more particularly described in Exhibit A, attached hereto and incorporated herein by reference; and being a part of the same property conveyed from Patrick Henry Bogan, Jr. et al to Charles Howard Reed by Warranty Deed dated April 21, 1986 and filed in Volume 1026 Page 337 in the real property records of Wood County, Texas; and identified by Wood County Appraisal District Property ID 17235 and Geographic Id 0366-0030-0000-25;  
15.417 acres LESS AND EXCEPT a 2.538 acre tract.

Secures: Promissory Note ("Note") in the original principal amount of \$12,879.00, executed by Charles Reed ("Borrower") and payable to the order of Lender

Substitute Trustee: Kyle G. Waggoner

Substitute Trustee's Address: PO Box 1152, Mineola, Texas 75773

Successor in Interest to Borrower: Randy Reed as Independent Executor of the Estate of Charles Howard Reed, Deceased; Cause No. 13,272 in County Court of Wood County, Texas

Foreclosure Sale:

Date: **Tuesday, February 5, 2019**

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 am and not later than three hours thereafter.



**Place:** The area at the Wood County Courthouse designated by the Commissioners Court of Wood County, pursuant to Section 51.002 of the Texas Property Code as amended.

**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 Robert J. Bevis and D. Carole Bevis'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, Robert J. Bevis and D. Carole Bevis, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

If Robert J. Bevis and D. Carole Bevis 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 Robert J. Bevis and D. Carole Bevis. 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, Substitute 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 Substitute 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.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE SUBSTITUTE TRUSTEE.**

Substitute Trustee:

---

  
Kyle G. Waggoner  
Waggoner Law Offices, PC  
PO Box 1152  
Mineola, Texas 75773  
Telephone (903) 569-0405  
Telecopier (903) 881-9803  
kyle@waggoner-law.com

## Exhibit A

TRACT TWO: BEING all of that certain lot, tract or parcel of land situated in the E. C. Lane Survey, Abstract No. 366, Wood County, Texas, and being a part of a called 120 acre tract described in a Deed from Georgia G. Johnson and husband, W. C. Johnson, to G. W. Reed, dated April 3, 1915, as shown of record in Volume 36, Page 573, Deed Records, Wood County, Texas, said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a ¼ inch iron rod set for a corner in the East line of said 120 acre tract and being N 00 deg. 54' 32" E, a distance of 1528.91 feet from the Southeast corner of said tract, said POINT OF BEGINNING being S 89 deg. 54' 20" E, a distance of 1936.40 feet and N 00 deg. 54' 32" E, a distance of 1528.91 feet from the Southwest corner of said Lane Survey;

THENCE N 89 deg. 03' 30" W, a distance of 1094.75 feet to a ¼ inch iron rod set for a corner in the East line of a called 60.2 acre tract described in a Deed from Charm Shamburger to P. H. Dobbs, dated March 10, 1944, as shown of record in Volume 231, Page 388, Deed Records, Wood County, Texas;

THENCE N 00 deg. 29' 12" E, along said East line, a distance of 445.35 feet to a ¼ inch iron rod set for a corner in the South right-of-way line of Texas Farm Road No. 312;

THENCE Northeasterly along said right-of-way line, same being along a curve to the right having a central angle of 4 deg. 37' 15", a radius of 5689.57 feet, a long chord length of 458.72 feet, a long chord bearing of N 44 deg. 28' 41" E, a distance of 458.84 feet to a point of tangency;

THENCE N 46 deg. 47' 16" E, continuing along said right-of-way line, a distance of 197.82 feet to a ¼ inch iron rod set for a corner, a 12 inch Elm marked "X" (new) bears N 74 deg. E, a distance of 10.8 feet;

THENCE S 00 deg. 25' 45" W along the most Northerly East boundary fence of said 120 acre tract, a distance of 358.20 feet to a ¼ inch iron rod set for a corner, a 28 inch red oak marked "X" (new) bears S 89 deg. E, a distance of 21.1 feet, a 12 inch double red oak marked "X" (new) bears N 00 deg. 26' E, a distance of 23.3 feet;

THENCE S 89 deg. 03' 30" E along the most easterly north boundary fence of said 120 acre tract, a distance of 636.89 feet to a ¼ inch iron rod set for the most easterly Northeast corner of said tract;

THENCE S 00 deg. 54' 32" W along the most easterly East boundary fence of said 120 acre tract, a distance of 557.49 feet to the POINT OF BEGINNING and containing 15.417 acres of land.

GRANTORS AND GRANTEES HEREIN, THEIR HEIRS AND ASSIGNS, RESERVE UNTO THEMSELVES A ROAD EASEMENT ACROSS THAT PORTION OF THE PROPERTY MADE THE SUBJECT OF THIS DEED LYING AND BEING SITUATED AS A PART OF THE FOLLOWING ROAD EASEMENT, DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEING all of that certain lot, tract or parcel of land situated in the S. H. Davis Survey, Abstract No. 164, and in the E. C. Lane Survey, Abstract No. 366, Wood County, Texas, and being a part of a called 125 acre tract and a called 120 acre tract described in a Deed from Georgia G. Johnson and husband, W. C. Johnson, to G. W. Reed, dated April 3, 1915, as shown of record in Volume 36, Page 573, Deed Records, Wood County, Texas, said lot, tract or parcel of land being a strip of land, 60.00 feet in width, across said tracts, the centerline of said strip of land being more particularly described as follows:

BEGINNING at a ¼ inch iron rod set in the East line of said 120 acre tract and being N 00 deg. 54' 32" E, a distance of 869.57 feet from the Southeast corner of said tract, said POINT OF BEGINNING being S 89 deg. 54' 20" E, a distance of 2313.03 feet and N 00 deg. 54' 32" E, a distance of 869.57 feet from the Northwest corner of said Davis Survey;

THENCE S 47 deg. 42' 25" W along an existing lane, a distance of 773.36 feet to a ¼ inch iron rod set for a corner;

THENCE S 07 deg. 08' 01" W continuing along said lane, a distance of 1391.59 feet to the North right-of-way line of Texas Farm Road No. 49, and for the ENDING POINT of this strip of land and containing approximately 3.0 acres of land.

FILED FOR RECORD  
2019 JAN 14 PM 12: 20  
COUNTY CLERK, WOOD CO TX

116 CR 1559  
ALBA, TX 75410

00000007572449

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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.

**1. Date, Time, and Place of Sale.**

Date: February 05, 2019

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE EAST DOOR OF THE WOOD COUNTY COURTHOUSE (ALSO REFERRED TO AS THE FRONT DOOR) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 09, 2011 and recorded in Document CLERK'S FILE NO. 2011-00003372 real property records of WOOD County, Texas, with ROBERT C VARNER AND ANGELA C VARNER, grantor(s) and METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ROBERT C VARNER AND ANGELA C VARNER, securing the payment of the indebtednesses in the original principal amount of \$195,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR HELM ACQUISITION TRUST 2017-2, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019

CAROL HAMPTON, TERRI WORLEY, RHONDA HAWKINS, SUE SPASIC OR LISA DELONG  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001



116 CR 1559  
ALBA, TX 75410

0000007572449  
Date of Sale: 02/05/2019

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the WOOD County Clerk and caused to be posted at the WOOD County courthouse this notice of sale.

\_\_\_\_\_  
Declarant's Name: \_\_\_\_\_  
Date: \_\_\_\_\_

0000007572449

WOOD



LOTS 32 AND 33, BLOCK III, OF MARINA ESTATES SUBDIVISION, WOOD COUNTY, TEXAS, AS SHOWN BY PLAT  
OF SAID SUBDIVISION RECORDED IN VOLUME 9, PAGE 15 OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS.