

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
2019 APR 25 AM 9:51
COUNTY CLERK
WOOD COUNTY 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.

Date: April 24, 2019

Deed of Trust:

Date: February 19, 2018

Grantor: MARCO ANTHONY GONZALEZ

Grantor's County: Tarrant

Beneficiary: W6 PROPERTY SOLUTIONS LLC, a Texas limited liability company

Trustee: CHARLES H. NEWMAN

Substitute Trustee: RICHARD E. ROBERTS or CHERYL MOORE

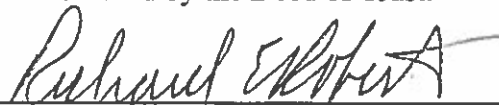
Recorded in: Clerk's File Number 2018-00001340, Real Property Records, Wood County, Texas

Property: LOT 309, SECTION 09, HOLLY LAKE RANCH, a subdivision plat of which is recorded on document #2009-00012339, Real Property Records, Wood County, Texas

Date of Sale of Property: Tuesday, June 4, 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, Substitute 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.

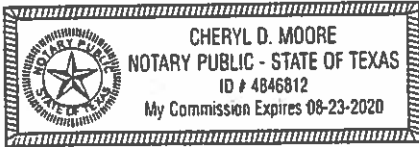


RICHARD E. ROBERTS, Substitute Trustee
215 E. Goode
Quitman, Texas 75783

STATE OF TEXAS
COUNTY OF WOOD

This instrument was acknowledged before me on April 24, 2019, by RICHARD E. ROBERTS.

Cheryl D. Moore
Notary Public, State of Texas



Notary's Name (Printed)

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
NEAL, WINDY F
235 PRIVATE ROAD 7976, WINNSBORO, TX 75494

VA 494961370222
Firm File Number: 19-032995

FILED FOR RECORD
2019 APR 25 AM 9:36
COUNTY CLERK, WOOD CO TX

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 9, 2018, WINDY F NEAL, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to TOM WOOD, USAA FEDERAL SAVINGS BANK, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS A NOMINEE FOR USAA FEDERAL SAVINGS BANK 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 2018-00001030, 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

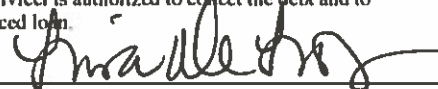
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, June 4, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Wood county, pursuant 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:

SEE EXHIBIT A

Property Address: 235 PRIVATE ROAD 7976
WINNSBORO, TX 75494
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: USAA FEDERAL SAVINGS BANK
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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

Jeffrey Hampton, Terri Worley, Lisa DeLong, Harriett Fletcher, Robert LaMont, David Sims, Sharon St. Pierre, Carol Hampton, Patrick Zwiers, Kristopher Holub, Shawn Schiller, Darla Boettcher, Andrew Pierce, Kayla Pierce, Sheryl LaMont, Ronnie Hubbard, Harriett Fletcher or Allan Johnston
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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.

EXHIBIT A

ALL that certain 13.94 acre lot, tract or parcel of land situated in the H.V. Fowler Survey, Abstract No. 221, Wood County, Texas, and being part of the same land as a called 15.000 acre tract described as Tract One in a Warranty Deed from Nancy Meredith Hooker A/K/A Nancy M. Hooker, a single person, Individually, by and through her Agent and Attorney-in-Fact, Lucy Hooker and Nancy Meredith Hooker, Trustee of the Nancy Meredith Hooker Living Trust F/K/A NMH Living Trust dated January 24, 1989 to C.R. Hooker and G.M. Albee as recorded in File No. 2015-00002579, Official Public Records, Wood County, Texas, (O.P.R.W.C.T.), said 13.94 acre tract being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "Dewey" found on the south line of said 15.000 acre tract and the north line of a called 16.32 acre tract described in a deed to Tommie Sicard as recorded in File No. 2014-00002097, Real Records, Wood County, Texas, (R.R.W.C.T.), and at the easterly most southwest corner of a called 95.74 acre tract described in a deed to Nancy Meredith Hooker as recorded in Volume 715, Page 751, Deed Records, Wood County, Texas, (D.R.W.C.T.), and at the southeast corner of a called 2.73 acre tract set aside to the Raymond Dancy Heirs as referenced in Volume 610, Page 134, D.R.W.C.T., (no deed found), and at the northwest corner of a called 30 foot road easement as recorded in Volume 722, Page 452, D.R.W.C.T., and described as Tract Two in said deed to C.R. Hooker and G.M. Albee (File No. 2015-00002579 O.P.R.W.C.T.) (A.K.A. Private Road No. 7976) and at the southwest corner of a Proposed 30 Foot Wide Road Easement as recorded in said deed to C.R. Hooker and G.M. Albee (File No. 2015-00002579 O.P.R.W.C.T.) for a corner, said point bears South 89 Degrees 47 Minutes 36 Seconds West a distance of 30.00 feet from a 1/2 inch iron rod with yellow cap stamped "Dewey" found at the southeast corner of said 15.000 acre tract and the original southeast corner of said 95.74 acre tract, for a reference, also from said point a 1 inch iron pipe found at the northeast corner of said 2.73 acre tract and an ell corner of said 95.74 acre tract bears North 01 Degrees 11 Minutes 06 Seconds West a distance of 80.22 feet for a reference;

THENCE South 89 Degrees 47 Minutes 36 Seconds West along the south lines of said 15.000 acre tract and said 2.73 acre tract and the north line of said 16.32 acre tract a distance of 641.78 feet to a 1 inch iron pipe found at an angle corner of said 15.000 acre tract and the northwest corner of said 16.32 acre tract and the northeast corner of a called 19.38 acre tract described as Tract Three in a deed to Treesap Farms, LLC as recorded in File No. 2015-00001179, O.P.R.W.C.T., for a corner;

THENCE South 89 Degrees 37 Minutes 06 Seconds West along the south lines of said 15.000 acre tract and said 2.73 acre tract and the north line of said 19.38 acre tract a distance of 208.22 feet to a 1/2 inch iron rod with yellow cap stamped "Warren" found at the southwest corner of said 15.000 acre tract for a corner, from said point a 1/2 inch iron rod found at the southwest corner of said 2.73 acre tract bears South 89 Degrees 37 Minutes 06 Seconds West a distance of 667.70 feet for a reference;

THENCE North 00 Degrees 15 Minutes 04 Seconds West along the west line of said 15.000 acre tract passing a 1/2 inch iron rod with orange cap stamped "Tri-Point Surveying" set on the north line of said 2.73 acre tract and the northerly most south line of said 95.74 acre tract at a distance of 78.25 feet for a reference (a 1/2 inch iron rod found at the northwest corner of said 2.73 acre tract and the westerly most southwest corner of said 95.74 acre tract bears South 89 Degrees 37 Minutes 07 Seconds West a distance of 667.53 feet from this point for a reference) and continuing a total distance of 743.11 feet to a 1/2 inch iron rod found at the northwest corner of said 15.000 acre tract for a corner;

THENCE South 89 Degrees 57 Minutes 52 Seconds East (Basis of Bearings - Being recited as South 89 Degrees 57 Minutes 52 Seconds East a distance of 883.79 feet in said File No. 2015-00002579, O.P.R.W.C.T.) along the north line of said 15.000 acre tract a distance of 809.19 feet to a 1/2 inch iron rod with yellow cap stamped "Warren" found at the northwest corner of said Proposed 30 Foot Wide Road Easement for a corner, from said point a 3 inch iron pipe found at the northeast corner of said 15.000 acre tract bears South 89 Degrees 57 Minutes 52 Seconds East a distance of 74.60 feet for a reference;

THENCE along the west line of said Proposed 30 Foot Wide Road Easement the following courses and distances:

South 00 Degrees 32 Minutes 01 Seconds East a distance of 248.64 feet to a 1/2 inch iron rod with yellow cap stamped "Warren" found for an angle corner;
South 03 Degrees 09 Minutes 17 Seconds East a distance of 384.19 feet to a 1/2 inch iron rod with yellow cap stamped "Warren" found for an angle corner;
South 10 Degrees 55 Minutes 54 Seconds East a distance of 108.63 feet to the POINT OF BEGINNING and containing 13.94 acres of land, more or less.

EXHIBIT A

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TRACT TWO - 30' Access Easement:

All that certain lot, tract or parcel of land within the H. V. Fowler Survey, Abstract No. 221, Wood County, Texas, and being all of a called 30' wide access easement described in a Deed from Billie Mac Smith and wife, Mary L. Smith to Harold D. Irby and wife, Nancy Ann Irby, dated September 24, 1971 and recorded in Volume 641 on Page 404 of the Deed Records of Smith County, Texas, and this access easement being more fully described as follows:

BEGINNING at a 1/2" Iron Rod found for the Northeast corner of said easement, the Southeast corner of a called 95.74 acre tract described in Deed to Nancy Meredith Hooker and recorded in Volume 715 Page 751, the Northeast corner of a called 16.32 acre tract described in Deed to Tommie Sicard and recorded in File No. 2014-00002097, in the East line of said Fowler Survey and in the West line of the G. Neggin Survey, Abstract No. 436;

THENCE South 00 deg. 18 min. 11 sec. West, a distance of 1,028.30 feet, with the division line of said Surveys, to a 3"x4" Concrete Monument found for the Southeast corner of said easement, the Southeast corner of said 16.32 acre tract and being in the North line of State Highway 154 (120' wide right-of-way);

THENCE South 85 deg. 01 min. 47 sec. West, a distance of 29.74 feet, with the North line of State Highway 154 and the South line of said 16.32 acre tract, to a 1" Iron Pipe found for the Southwest corner of said easement;

THENCE North 00 deg. 16 min. 53 sec. East, a distance of 1,030.76 feet, to a 1/2" Iron Rod found for the Northwest corner of said easement, in the North line of said 16.32 acre tract and the South line of said 95.74 acre tract;

THENCE North 89 deg. 47 min. 48 sec. East, a distance of 30.00 feet, to the POINT OF BEGINNING AND CONTAINING 0.704 OF AN ACRE OF LAND.

EXHIBIT B

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All that certain lot, tract or parcel of land within the H. V. Fowler Survey, Abstract No. 221, Wood County, Texas and being part of a called 95.74 acre tract described in Deed from Freddie D. Risinger and wife, Shirley Risinger to Nancy Meredith Hooker and recorded in Volume 715 on Page 751 of the Deed Records of Wood County, Texas, and this 30' wide road easement being more fully described as follows:

BEGINNING at a 1/2" Iron Rod found for the Southeast said 95.74 acre tract, the Northeast corner of a called 16.32 acre tract described in Deed to Tommie Stuard and recorded in File No. 2014-00002097, the Northeast corner of an existing 30' wide road easement described in Volume 641 Page 404 and being in the East line of said Fowler Survey;

THENCE South 89 deg. 47 min. 48 sec. West, with the South line of said 95.74 acre tract, a distance of 30.00 feet, to a 1/2" Iron Rod found for the Northwest corner of said 30' wide roadway;

THENCE North 10 deg. 57 min. 13 sec. West, a distance of 108.68 feet, across said 95.74 acre tract, to a 1/2" Iron Rod set for corner;

THENCE North 03 deg. 09 min. 10 sec. West, a distance of 384.18 feet, across said 95.74 acre tract, to a 1/2" Iron Rod set for corner;

THENCE North 00 deg. 32 min. 19 sec. West, a distance of 248.72 feet, across said 95.74 acre tract, to a 1/2" Iron Rod set for corner;

THENCE South 89 deg. 57 min. 52 sec. East, a distance of 30.00 feet, across said 95.74 acre tract, to a 1/2" Iron Rod set for corner;

THENCE South 00 deg. 32 min. 19 sec. East, a distance of 247.74 feet, across said 95.74 acre tract, to a 1/2" Iron Rod set for corner;

THENCE South 03 deg. 09 min. 10 sec. East, a distance of 381.45 feet, across said 95.74 acre tract, to a 1/2" Iron Rod set for corner;

THENCE South 10 deg. 41 min. 08 sec. East, a distance of 112.23 feet, across said 95.74 acre tract, to the POINT OF BEGINNING AND CONTAINING 0.510 OF AN ACRE OF LAND.

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, James Holden and Linda Holden, P. O. Box 2351, Lindale, Texas 75771, heretofore executed and delivered to Lana Cockrell, Trustee, that certain Deed of Trust dated July 2, 2018, recorded in Document Number 2018-00007902, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot (s) 38 and 39, Section H, Holiday Villages of Fork Subdivision, as shown by the plat recorded in Volume 9, Page 195-198, 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 principal amount of \$44,500.00 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 4th day of June, 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 7th day of May, 2019.


PATTON C. CHAPMAN, 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.

NOTICE OF TRUSTEE'S SALE

WHEREAS, Calvin R. Runyan and Terry L. Runyan, P. O. Box 206, Como, Texas 75431, heretofore executed and delivered to Lana Cockrell, Trustee, that certain Deed of Trust dated May 11, 2018, recorded in Document Number 2018-00006246, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot (s) 161, 162 and 163, Section H, Holiday Villages of Fork Subdivision, as shown by the plat recorded in Volume 9, Page 195-198, 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 principal amount of \$39,000.00 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 4th day of June, 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 7th day of May, 2019.



PATTON C. CHAPMAN, TRUSTEE

FILED FOR RECORD
MAY 3 3 11:17
CLERK, WOOD COUNTY, TEXAS