

NOTICE OF SUBSTITUTE TRUSTEE SALE

FILED FOR RECORD
2021 MAY 27 PM 2:49
KELLEY FILE
COUNTY CLERK, WOOD CO TX

Deed of Trust Date:
6/16/2006

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR FIRST FRANKLIN A DIVISION OF NAT. CITY
BANK OF IN, ITS SUCCESSORS AND ASSIGNS

Grantor(s)/Mortgagor(s):
DANIEL LEE BARNCORD AND ANGELA
BARNCORD, HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A., as Trustee for First Franklin
Mortgage Loan Trust 2006-FFA

Recorded in:
Volume: 02169
Page: 00273
Instrument No: 00055728

Property County:
WOOD

Mortgage Servicer:
Specialized Loan Servicing, LLC is representing the
Current Beneficiary/Mortgagee under a servicing
agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
6200 S. Quebec St.,
Greenwood Village, CO 80111

Legal Description: LOT 40, SECTION VIII, HOLLY LAKE RANCH, A SUBDIVISION OF WOOD
COUNTY, TEXAS, ACCORDING TO THE PLAT OF SUBDIVISION FILED IN VOLUME 7, PAGE 9,
AMENDED IN VOLUME 7, PAGE 10 OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS.


Date of Sale: 7/6/2021

Earliest Time Sale Will Begin: 1pm

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, Robert LaMont, Sheryl
LaMont, Ronnie Hubbard, Harriett Fletcher or Allan
Johnston
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-21-79188-POS
Loan Type: Conventional Residential

CENLAR FSB (CEN)
KEARBY, ROGER
205 FM 1643 ROAD, WINNSBORO, TX 75494

CONVENTIONAL
Firm File Number: 19-034936

FILED FOR RECORD
2021 JUN 14 PM 12:16
CLERK OF COUNTY CLERK
WOOD COUNTY TX

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 17, 2007, ROGER C. KEARBY AND JULIA L. KEARBY, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to JOHN S. SMITH, as Trustee, the Real Estate hereinafter described, to CITICORP TRUST BANK, FSB 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 00077915 Volume 02275, Page 00414, 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, July 6, 2021** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee 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:

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE COUNTY OF WOOD, AND STATE OF TEXAS, TO WIT:

ALL THAT CERTAIN FOUR ACRE TRACT OF LAND WHICH IS PORTION OF THE FOLLOWING DESCRIBED FIFTY-FOUR ACRE TRACT OF LAND:

ALL THAT CERTAIN FIFTY-FIVE ACRE TRACT OF LAND, MORE OR LESS, A PART OF THE W.H. SECREST SURVEY, A-523, AND BEING THE NORTH FIFTY-FIVE ACRES OF AN EIGHTY ACRE TRACT OF LAND DEEDED TO CLAUD MOSELEY BY N.P. BROGDEN ET UX ON THE 30TH DAY OF AUGUST, 1909, DEED BEING RECORDED IN VOLUME 21, PAGE 365, DEED RECORDS OF WOOD COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF THE 80 ACRE TRACT OF LAND DEEDED TO C. MOSELEY N.R. BROGDEN ET UX, SAID CORNER BEING THE SE CORNER OF A 21.6 ACRE TRACT OWNED BY MRS. SALLIE WILLIAMS AND BEING LOCATED IN PUBLIC ROAD;

THENCE WEST WITH THE NBL OF SAID 80 ACRE TRACT 820 VRS. TO THE NW CORNER OF SAID TRACT;

THENCE SOUTH WITH THE WBL OF SAID 80 ACRE TRACT, SAME BEING THE EBL OF THE BROGDEN LAND, AT 378.8 VRS, STATE FOR CORNER, BEING THE NW CORNER OF A 25 ACRE TRACT SURVEYOR OFF OF THE SOUTH SIDE OF SAID 80 ACRE TRACT;

THENCE EAST WITH THE NBL OF SAID 25 ACRE TRACT 820 VRS, TO CORNER ON EBL OF SAID 80 ACRE TRACT, CORNER BEING LOCATED IN PUBLIC ROAD;

THENCE NORTH WITH SAID EBL 378.8 VRS. TO THE PLACE OF BEGINNING, CONTAINING FIFTY-FIVE ACRES OF LAND, MORE OR LESS.

SAID FOUR ACRE TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF THE ABOVE DESCRIBED FIFTY-FIVE ACRE TRACT;

THENCE NORTH 300' ALONG THE WBL OF SAID TRACT TO A STATE FOR CORNER SAID WBL BEING THE WEST LINE OF F.M. HWY. 1643;

THENCE WEST AND PARALLEL TO THE SBL OF SAID 55 ACRE TRACT FOR A TOTAL DISTANCE OF 580.8' TO A STAKE SET FOR CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 300' TO A POINT IN THE SBL OF SAID ABOVE DESCRIBED 55 ACRE TRACT OF LAND;

THENCE ALONG THE SR OF SAID FIFTY-FIVE ACRE TRACT OF LAND 580.8' TO THE PLACE OF

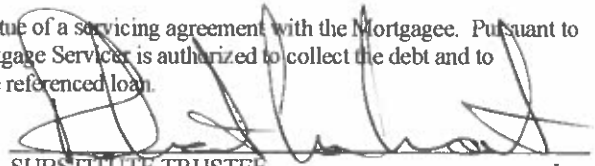
BEGINNING AND CONTAINING FOUR ACRES OF LAND, MORE OR LESS.

TAX ID#: 21331

BY FEE SIMPLE DEED FROM EAST TEXAS BAPTIST UNIVERSITY AS SET FORTH IN DEED BOOK 01989
PAGE 00841 AND RECORDED ON 3/26/2004, WOOD COUNTY RECORDS.

Property Address: 205 FM 1643 ROAD
WINNSBORO, TX 75494
Mortgage Servicer: CENLAR FSB
Mortgagee: CITIMORTGAGE, INC.
425 PHILLIPS BOULEVARD
EWING, NJ 08618

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 property securing the above referenced loan.



SUBSTITUTE TRUSTEE June 14, 2021
Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie
Hubbard, Allan Johnston, Terri Worley or Lisa DeLong,
c/o Law Office of Gerald M. Shapiro, 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.