

Our File Number: 16-08726

Name: JERRY WILSON AND ELIZABETH WILSON HUSBAND AND WIFE

### **NOTICE OF TRUSTEE'S SALE**

WHEREAS, on February 15, 2012, JERRY WILSON AND ELIZABETH WILSON HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to FIELDER F. NELMS, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR STATE FARM BANK, F.S.B., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2012-000641, in the DEED OF TRUST OR REAL PROPERTY records of EASTLAND COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, OCTOBER 4, 2016**, 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, I will sell said Real Estate at the County Courthouse in **EASTLAND COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said 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 was posted.

Said Real Estate is described as follows:

BEING A 6.47 ACRE TRACT OF LAND SITUATED WITHIN THE MATT FINCH SURVEY, ABSTRACT NO. 134, EASTLAND COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO ARNOLD R. JENNINGS ET UX. RECORDED IN VOLUME 1931, PAGE 124 OF THE OFFICIAL PUBLIC RECORDS, EASTLAND COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 326 CR 454  
RANGER, TX 76470

Mortgage Servicer: CENLAR FSB

Noteholder: STATE FARM BANK, F.S.B.  
425 PHILLIPS BOULEVARD  
EWING, NJ 08618

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.

### **ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

WITNESS MY HAND this 23<sup>rd</sup> day of August, 2016.

Marinosci & Law Group  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

Terry Browder, Laura Browder, Marsha Monroe,  
Howard Whitney, Linda Reppert, Patricia  
Sanders, Clay Golden, Frederick Britton, Evan  
Press, Kelley Burns, Aurora Campos, Aarti Patel,  
Jack Burns II, Tanya Graham, Ramiro Cuevas,  
Daniel Willsie, Substitute Trustees

RECEIVED 2:30 P.M.  
CATHY JENTHO, COUNTY CLERK

AUG 23 2016

EASTLAND COUNTY, TEXAS  
By ARC Deputy

## Exhibit "A"

Being a 6.47 acre tract of land situated within the Matt Finch Survey, Abstract No. 134, Eastland County, Texas, being that same tract of land described in a deed to Arnold R. Jennings et ux. recorded in Volume 1931, Page 124 of the Official Public Records, Eastland County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 60d nail found in at the intersection of the south line of Eastland County Road No. 451 and the approximate centerline of Eastland County Road No. 454, for the northeast corner of said Arnold R. Jennings et ux. tract, for the northeast corner of this described tract;

Thence S 00° 51' 15" E, 490.79 feet along the east line of Arnold R. Jennings et ux. tract and Eastland County Road No. 454, to a 60d nail (control monument) found in asphalt for a common corner between said Arnold R. Jennings et ux. tract and the remaining portion of a tract of land described in a deed to Mrs. Lena Inez Marlow recorded in Volume 364, Page 363 of the Deed Records, Eastland County, Texas, for the southeast corner of this described tract;

Thence S 88° 48' 52" W (base bearing per GPS observation, WGS 84), 576.16 feet along the common line between Arnold R. Jennings et ux. tract and Mrs. Lena Inez Marlow tract, to a 5/8" rebar rod (control monument) found for a common corner between said Arnold R. Jennings et ux. tract and a tract of land described in a deed to Burton Phillips et ux. tract recorded in Volume 1864, Page 282 of the Official Public Records, Eastland County, Texas, for the southwest corner of this described tract;

Thence N 00° 04' 43" E, 493.85 feet along the common line between Arnold R. Jennings et ux. tract and Burton Phillips et ux. tract, to a 6" pipe post in concrete found in the south line of Eastland County Road No. 451, for the northwest corner of this described tract;

Thence N 89° 06' 43" E, 56811 feet along the common line between Arnold R. Jennings et ux. tract and Eastland County Road No. 451, to the place of beginning and containing 6.47 acres of land.

Known as; 326 CR 454

CAD # 9382