



VG-1443-2019-1901770

**Freestone
County
Linda Jarvis
Freestone County
Clerk**

Instrument Number: 1901770

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: May 23, 2019 01:22 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$8.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1901770
Receipt Number: 20190523000019
Recorded Date/Time: May 23, 2019 01:22 PM
User: Amanda G
Station: Clerk Station

Record and Return To:

LORI GARNER



STATE OF TEXAS
COUNTY OF FREESTONE

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Freestone County, Texas.

Linda Jarvis
Freestone County Clerk
Freestone County, TX

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
12/22/2005

Grantor(s)/Mortgagor(s):
HERSCHEL WEST, A SINGLE PERSON

Original Beneficiary/Mortgagee:
NORTHWOOD CREDIT, INC. D/B/A NORTHWOOD
MORTGAGE, INC.

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Recorded in:
Volume: 01346
Page: 00349
Instrument No: 06000040

Property County:
FREESTONE

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: SEE EXHIBIT A

Date of Sale: 8/6/2019

Earliest Time Sale Will Begin: 11:00:00 AM

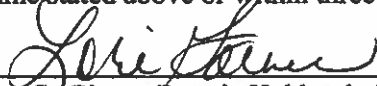
Place of Sale of Property: Freestone County Courthouse, 118 Commerce Street, Fairfield, TX 75840 OR
IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION
51.002 OF THE TEXAS PROPERTY CODE.

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.



Sharon St. Pierre, Ronnie Hubbard, Allan Johnston,
Sheryl LaMont, Robert LaMont, Aurora Campos,
~~Jonathan Harrison~~, Ramiro Cuevas, Patrick Zwiers,
Lori Garner, Sheryl LaMont or David Sims, Allan
Johnston or Ronnie Hubbard
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-19-70836-POS
Loan Type: FHA

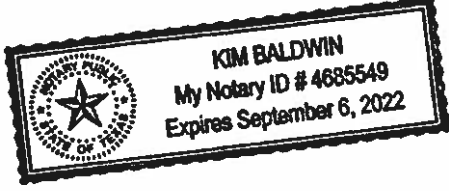
STATE OF TEXAS
COUNTY OF Travis

Before me, the undersigned Notary Public, on this day personally appeared Lon Garner as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as TX DL, 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 23rd day of May 2019.

[Handwritten Signature]

Notary Public
Signature



TX-19-70836-POS

Exhibit "A"

Description of: 16.08 Acres, J. W. McGahey Survey, A-425, Freestone County, Texas.

BEING a 16.08 acres tract of land situated in the J. W. McGahey Survey, A-425, Freestone County, Texas, and being all of Lot 6 and an adjoining 50 ft. access road in Patton Creek Estates according to the official plat recorded as Plat no. 138, Plat Records of Freestone County, Texas, and part of that 45.062 acres tract described in the deed dated April 24, 2000 from Bobby Doyle Collins et ux to Tex-Comm Towers, Inc. recorded in Vol. 1114, Pg. 94, Deed Records of Freestone County, Texas, said 16.08 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" iron rod in the South margin of county road FCR 930 for Northwest corner of Lot 6 and this tract, same being the Northeast corner of Lot 5; THENCE S.82°22'52"E. with the South margin of said road and the North line of Patton Creek Estates, at 440.00 ft. the Northeast corner of Lot 6 and the Northwest corner of a 50 ft. wide access lane, in all, 490.00 ft. to a found ½" iron rod for Northwest corner of Lot 7, Patton Creek Estates and Northeast corner of this tract; THENCE S.7°37'08"W. 198.00 ft. to a found ½" iron rod for the Southeast corner of said access road and the Southwest corner of Lot 7 for angle corner in the East line of this tract;

THENCE S.1°26'57"W. 309.99 ft. into the residue of said 45.062 acres tract to a found ½" iron rod for an ell corner in the East line of this tract;

THENCE S.88°57'47"E. 220.78 ft. to a found ½" iron rod at the Southwest corner of Lot 9 and Northwest corner of Lot 10, Patton Creek Estates for an ell corner in the East line of this tract;

THENCE S.0°02'13"E., at 277.24 ft. a found ½" iron rod at the Southwest corner of Lot 10 and the Northwest corner of Lot 11, in all, 554.54 ft. to a found ½" iron rod in the North line of the Avery McKinney 26 acres tract of record in Vol. 312, pg. 87, for Southwest corner of said Lot 11 and Southeast corner of this tract;

THENCE N.88°58'42"W. 809.69 ft. with the South line of said 45.062 acres tract and North line of said McKinney tract to a set ½" iron rod for Southwest corner of this tract;

THENCE N.7°30'10"E. 926.79 ft. to a found ½" iron rod for Southwest corner of said Lot 6 and an angle corner in the West line of this tract;

THENCE N.7°37'08"E. 198.00 ft. to the point of BEGINNING, containing 16.08 acres.