

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
DN: Apr 12, 2016 AT 01:06P
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 135949
By, Alicia Doggett, Deputy

1. *Property to Be Sold.* The property to be sold is described as follows:

SEE EXHIBIT "A"

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in Doc # 01203667 of the real property records of Freestone County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: May 3, 2016

Time: The sale will begin no earlier than 10:00 A.M. The sale will be completed by no later than 4:00 P.M.

Place: The Courthouse of Freestone County, Texas, before the courthouse door, or at the place so designated by the county commissioners in accordance with Texas law for such sales, or if no such area has been so designated, at the place where Substitute Trustee's Foreclosure Sales of real property are customarily and regularly held in Freestone County, Texas.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refile may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION FOR 0.216 OF AN ACRE OF LAND

BEING 0.216 OF AN ACRE OF LAND SITUATED IN CITY OF WORTHAM, FREESTONE COUNTY, TEXAS AND BEING A PART OF BLOCK 215 OF THE CITY OF WORTHAM AS RECORDED IN CABINET B, ENVELOPE 14, OF THE PLAT RECORDS OF FREESTONE COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND DESCRIBED IN A DEED FROM BILLY J. SPENCER ET UX, TO L.T. FORT, DATED AUGUST 28, 1962, AND RECORDED IN VOLUME 318, PAGE 271, OF THE DEED RECORDS OF FREESTONE COUNTY, TEXAS, SAID 0.216 OF AN ACRE TRACT TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD (SET WITH CAP MARKED "STANGER") FOR CORNER IN THE EAST LINE OF THE ABOVE MENTIONED BLOCK 215, BEING AT THE NORTHEAST CORNER OF THE ABOVE MENTIONED FORT TRACT, BEING AT THE SOUTHEAST CORNER OF LOT 5 OF SAID BLOCK 215, AND BEING IN THE WEST RIGHT-OF-WAY LINE OF NORTH FIFTH STREET, FROM WHICH A 3/4" IRON PIPE (FOUND) AT THE NORTHEAST CORNER OF SAID BLOCK 215 BEARS NORTH 11 DEG 00' 00" EAST, 100.00 FEET;

THENCE SOUTH 11 DEG 00' 00" WEST, FOR A DISTANCE OF 75.00 FEET, WITH THE EAST LINE OF SAID BLOCK 215, AND WITH THE WEST RIGHT-OF-WAY LINE OF NORTH FIFTH STREET, TO A 1/2" IRON ROD (SET WITH CAP MARKED "STANGER") FOR CORNER IN SAME, AND BEING AT THE SOUTHEAST CORNER OF SAID FORT TRACT;

THENCE NORTH 79 DEG 00' 00" WEST, FOR A DISTANCE OF 125.21 FEET, TO A 1/2" IRON ROD (SET WITH CAP MARKED "STANGER") FOR CORNER, BEING AT THE SOUTHWEST CORNER OF SAID FORT TRACT, AND BEING IN THE EAST BOUNDARY LINE OF LOT 2, BLOCK 215;

THENCE NORTH 11 DEG 00' 00" EAST, FOR A DISTANCE OF 75.00 FEET, WITH THE EAST BOUNDARY LINE OF LOT 2, AND LOT 3, BLOCK 215, TO A 1/2" IRON ROD (SET WITH CAP MARKED "STANGER") FOR CORNER, BEING AT THE NORTHWEST CORNER OF SAID FORT TRACT, AND BEING AT THE SOUTHWEST CORNER OF SAID LOT 5, FROM WHICH A 3/4" IRON PIPE (FOUND) AT THE NORTHWEST CORNER OF SAID LOT 5 BEARS NORTH 11 00' 00" EAST, 100.00 FEET;

THENCE SOUTH 79 DEG 00' 00" EAST, FOR A DISTANCE OF 125.21 FEET, BACK TO THE PLACE OF BEGINNING, AND CONTAINING 0.216 OF AN ACRE OF LAND, MORE OR LESS.

BEARINGS ARE BASED ON THE RECORD BEARING OF NORTH 79 DEG EAST ALONG THE MONUMENTED NORTH LINE OF LOT 5, BLOCK 215 PER CABINET B, ENVELOPE 14.

Address: 513 N. 5th, Wortham, TX 76693