

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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 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.

1. **Date, Time, and Place of Sale.**

Date: May 1, 2018

Time: The sale will begin between 10:00 a.m. and 4:00 p.m. or not later than three hours after that time.

Place: The South door of the District Court Building or as designated by the County Commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed and Obligations Secured.** The sale will be made to satisfy the debt evidenced by the promissory note dated May 1, 2007 in the original principal sum of \$150,000.00 executed by Malcom Baker aka Malcolm Baker and Cindy Mettlin aka Cindy Mettlen as Maker to Little River Properties Inc. as Payee, and secured by and pursuant to the power of sale conferred in the deed of trust dated May 1, 2007 (referred to in this Notice as the Deed of Trust). The Deed of Trust was executed by Malcom Baker aka Malcolm Baker and Cindy Mettlin aka Cindy Mettlen as Grantor to Karl R. Quebe as Trustee for the benefit of Little River Properties, Inc., and was recorded June 4, 2007 in Volume 1319, Page 215, Official Records of Leon County, Texas.

4. **Property to be Sold.** Lots 1, 2, 3, and 4, in Block 5, City of Oakwood, Leon County, Texas, according to the plat recorded in Volume 19, Page 359, Deed Records of Leon County, Texas; being also described by metes and bounds as a 0.30 acre tract, as set forth on Exhibit "A", attached hereto, and being also known as 200 Broad Street, Oakwood, Texas.

5. **Substitute Trustee Information.** The beneficiary of the Deed of Trust appointed and substituted me, Kristin J. Pace, and Andrew D. Lewis, 100 Energy Way, Suite 2000, Fort Worth, Texas 76102, as trustees under the Deed of Trust by a substitution dated March 19, 2018. As substitute trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

Dated: April 6,
~~March 29,~~ 2018

Randall Schmidt
Randall Schmidt

FILED

11:48
APR - 9 2018

CHRISTIE WAKEFIELD
BY Christie Wakefield
CLERK OF DISTRICT COURT, LEON COUNTY, TEXAS

Trustee
100 Energy Way, Suite 2000
Fort Worth, Texas 76102
Telephone: (817) 338-4500
Fax: (817) 338-4599

EXHIBIT "A"

These notes describe that certain 0.30 acre tract in the City of Oakwood located in Leon County, Texas; being all of Lots One (1), Two (2), Three (3) and Four (4), of Block Five (5) of the City of Oakwood as recorded in Volume 19, Page 359, Deed Records of Leon County, Texas; same being contained in a Warranty Deed dated April 29, 1993 from Steven Torne to Donald M. Kent and wife, Cheryl Kent and recorded in Volume 850, Page 82 of the Leon County Official Records; this 0.30 acre tract is described more particularly as follows:

BEGINNING at the most Southern corner of Lot One (1), same being the most Southern corner of Block Five (5), in the Northwest right-of-way of Broad Street, same being the Northwest right-of-way of U.S. Highway No. 79; set a concrete nail at same in a concrete slab;

THENCE with the Southwest line of Block Five (5), same being the Southwest line of Lot One (1) and the Northeast line of Holly Street, North $29^{\circ} 54' 01''$ West a distance of 130.00 feet to the most Western corner of Lot One (1); set a 5/8 inch steel rod at same;

THENCE with the Northwest line of Lots One (1), Two (2), Three (3) and Four (4), North $60^{\circ} 05' 59''$ East a distance of 100.00 feet to the most Northern corner of Lot Four (4); set a 5/8 inch steel rod at same;

THENCE with the Northeast line of Lot Four (4), South $29^{\circ} 54' 01''$ East a distance of 130.00 feet to the most Eastern corner of Lot Four (4) in the Northwest line of Broad Street and the Northwest right-of-way of U.S. Highway No. 79; set a 5/8 inch steel rod at the same;

THENCE with the Southeast line of Block Five (5), same being the Southeast line of Lots One (1), Two (2), Three (3) and Four (4) and the Northwest right-of-way of U.S. Highway No. 79 parallel with, but 450.00 feet from the centerline of the I. & G. N. R. R., South $60^{\circ} 05' 59''$ West a distance of 100.00 feet to the PLACE OF BEGINNING.

Containing, according to the dimensions herein stated, an area of 0.30 acre of land.

SURVEYOR'S NOTE: Bearings based on that 0.618 acre tract recorded in Volume 907, Page 1, Leon County Official Records.