

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**“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 duty military service to the sender of this notice immediately.”**

**Notice of Substitute Trustee's Sale**

Date: January 4, 2015

Substitute Trustee: Bobby Reed

Trustee's Address: P.O. Box 349, Groesbeck, Texas 76642

Mortgagee: Dennis J. Mahoney

Note: Dated January 15, 2008, executed by Paul Wagoner to Dennis J. Mahoney

Deed of Trust

Date: January 15, 2008

Grantor: Paul Wagoner

Mortgagee: Dennis J. Mahoney

FILED FOR RECORD IN  
Freestone County  
Linda Jarvis  
COUNTY CLERK  
ON: Jan 07, 2015 AT 07:58A  
as Notice of Trustee Sale  
Total Fees : 8.00  
Receipt Number - 128975  
By: Linda Jarvis, Deputy

Recording information:

Deed of Trust is filed under Clerk's File 00808360 and of record in Volume 1472, Page 95 of the Official Records of Freestone County, Texas.

Property:

BEING all that certain lot, tract or parcel of land, part of the Matthew Anderson Survey, Abstract No. 44 and the Henry Awalt League, Abstract No. 4, Freestone County, Texas and being part of that certain called 158.182 acre tract conveyed to Mary Sue Bonner from Harry Glenn Bonner on June 4, 1996 and recorded in Volume 990, Page 145 of the Official Records of Freestone County, Texas and being more completely described in Exhibit "A" attached hereto and made a part hereof for all purposes.

County: Freestone County

Date of Sale (first Tuesday of month): February 3, 2015

Time of Sale: The earliest time the sale will be held is 11:30 A.M. and said sale will begin no later than 2:30 P.M.

Place of Sale:

Front steps of the Freestone County Courthouse (south entrance) located in Fairfield, Freestone County, Texas.

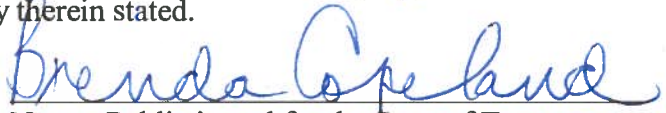
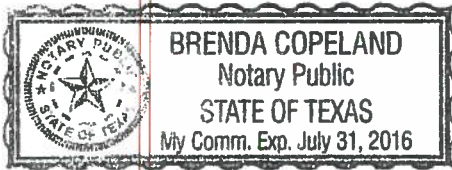
Bobby Reed is Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

  
\_\_\_\_\_  
Bobby Reed, Substitute Trustee

THE STATE OF TEXAS  
COUNTY OF LIMESTONE

This instrument was acknowledged before me on this 5<sup>th</sup> day of January, 2015, by Bobby Reed, in the capacity therein stated.

  
\_\_\_\_\_  
Notary Public in and for the State of Texas

**Prepared by:**  
**Reed & Reed, L.L.P.**  
**Attorneys at Law**  
**217 W. State Street/P.O. Box 349**  
**Groesbeck, Texas 76642**

EXHIBIT "A"

Williford Land Surveying  
710 East Commerce Street • Mexia, Texas 76667  
Ph: 254-562-2837 • Fx: 254-562-2867  
Clint Williford RPLS#5973

**Legal Description**

For Donald W. Chandler  
Matthew Anderson Survey, Abstract No. 44  
Henry Awalt League, Abstract No. 4  
Freestone County, Texas  
Tract No. 3

All that certain lot, tract or parcel of land, part of the Matthew Anderson Survey, Abstract No. 44 and the Henry Awalt League, Abstract No. 4, Freestone County, Texas and being part of that certain called 158.182 acre tract conveyed to Mary Sue Bonner from Harry Glenn Bonner on June 4, 1996 and recorded in Volume 990, Page 145 of the Official Records of Freestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at a ½" iron rod (set) in a North line of the above mentioned 158.182 acre tract, in the South line of Farm to Market Highway No. 833, the Northwest corner of this tract and being the Northeast corner of a 14.737 acre Tract No. 2 surveyed on this date, from which a power pole (found) for an angle corner of the 158.182 acre tract bears South 53 deg. 58 min. 00 sec. West - 150.00 ft.;


THENCE in a northeasterly direction with the South line of Farm to Market Highway No. 833 and the North lines of the 158.182 acre tract as follows:  
North 53 deg. 58 min. 00 sec. East a distance of 375.66 ft. to a ½" iron rod (set),  
North 60 deg. 30 min. 58 sec. East a distance of 185.43 ft. to a ½" iron rod (set) for an angle corner of the 158.182 acre tract, the Northeast corner of this tract and being the Northwest corner of a 10.149 acre Tract No. 4 surveyed on this date;

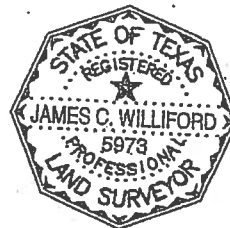
THENCE South 00 deg. 36 min. 06 sec. West across the 158.182 acre tract and with the West line of the 10.149 acre tract, a distance of 1301.87 ft. to a ½" iron rod (set) for the Southwest corner of same, the Southeast corner of this tract and being in the North line of a 10.100 acre Tract No. 6 surveyed on this date;

THENCE North 89 deg. 23 min. 54 sec. West continuing across the 158.182 acre tract and with the North line of the 10.100 acre tract, a distance of 270.54 ft. to a ½" iron rod (set) for the Southwest corner of this tract and being the Southeast corner of said 14.737 acre Tract No. 2;

THENCE North 10 deg. 23 min. 42 sec. West continuing across the 158.182 acre tract and with the East line of the 14.737 acre tract, a distance of 1003.17 ft. to the place of beginning and containing 10.051 acres of land.

I James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that the legal description hereon was prepared from an actual survey made on the ground under my direction and supervision.

  
James C. Williford  
Registered Professional Land Surveyor No. 5973  
October 21, 2007  
Job No. 07-066(3) Book: 4/1  
Plat accompanies legal description



## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**Date:** January 6, 2015

**Deed of Trust**

**Date:** March 5, 2009

**Grantor:** Edward Keith Roberson and wife, Misty Roberson

**Grantor's County:** Freestone County, Texas

**Beneficiary:** Community National Bank & Trust of Texas

**Substitute Trustee:** David W. Wilson, Jr.

**Recorded in:** Volume 1479, Page 497, Official Records of Freestone County, Texas.

**Property:** Being 1.160 acres of land, more or less, situated in the S. T. Ballou Survey, A-54, Freestone County, Texas, and being more particularly described as "Exhibit A" attached hereto and made a part hereof for all purposes.

**Date of Sale of Property:** Tuesday, February 3, 2015 at 10:00 A.M.

**Place of Sale of Property (including county):** Front steps of the Freestone County Courthouse in Fairfield, Freestone County, Texas.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

The sale will begin at the earliest time stated above or within three (3) hours after that time period.

FILED FOR RECORD IN  
Freestone County  
Linda Jarvis  
COUNTY CLERK  
ON: Jan 07, 2015 AT 02:24P  
as Notice of Trustee Sale

Total Fees : 8.00  
Receipt Number - 128989  
By: Sonama Adkins, Deputy

  
DAVID W. WILSON, JR.  
Substitute Trustee

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**ACKNOWLEDGMENT**

THE STATE OF TEXAS

§

COUNTY OF NAVARRO

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This instrument was acknowledged before me on the 6<sup>th</sup> day of January, 2015, by David W. Wilson, Jr., Substitute Trustee.



Mary Beth Wilson  
Notary Public, State of Texas

## EXHIBIT "A"

### S.T. BALLOU SURVEY, ABSTRACT NO. 54 FREESTONE COUNTY, TEXAS

#### METES AND BOUNDS DESCRIPTION FOR 1.16 ACRES OF LAND

**Being** 1.16 acres of land situated in the S.T. Ballou Survey, Abstract No. 54, Freestone County, Texas, being a part of that certain called 90.56 acre tract of land described as Tract Two in a deed from Mary Katherine (Carter) Adams to Fred Lance Carter, dated March 21, 2005, and recorded in Volume 1326, Page 375, of the Deed Records of Freestone County, Texas, said 1.16 acre tract to be more particularly described by metes and bounds as follows:

**BEGINNING** at a ½" iron rod (found) at the southeast corner of the above mentioned 90.56 acre tract, being the southwest corner of that certain called 198-1/2 acre tract of land described in a deed to O.A. Carter, and recorded in Volume 267, Page 71, and being in the north right-of-way line of F.M. 27 (100' R.O.W.);

**THENCE** North 79° 42' 02" West, for a distance of 199.72 feet, along or near a fence, and with the north right-of-way line of the above mentioned F.M. 27, to a ½" iron rod (set with cap marked "STANGER") for the southwest corner of the herein described tract;

**THENCE** North 00° 04' 32" East, for a distance of 221.65 feet, to a ½" iron rod (set with cap marked "STANGER") for the northwest corner of the herein described tract;

**THENCE** North 80° 06' 19" East, for a distance of 199.56 feet, to a ½" iron rod (set with cap marked "STANGER") in the west line of the above mentioned 198-1/2 acre tract, being in the east line of said 90.56 acre tract, and being the northeast corner of the herein described tract;

**THENCE** South 00° 04' 32" West, for a distance of 291.65 feet, with the east line of said 90.56 acre tract, with the west line of said 198-1/2 acre tract, and along or near a fence, back to the place of beginning, and containing **1.16 acres of land.**

Bearings are based on a record bearing of "South 88° 36' 27" West" along the south line of that certain called 11.28 acre tract as recorded in Volume 1004, Page 131, D.R.F.C.T. (Previously surveyed-reference job #F04002).

See plat of survey prepared even date.

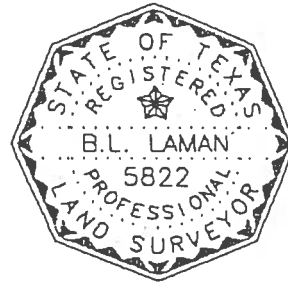
I, B.L. Laman, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from a survey made on the ground under my supervision during the month of December 2008.

**GIVEN UNDER MY HAND AND SEAL**, this the 23<sup>rd</sup> day of December.



B.L. Laman  
Registered Professional Land Surveyor  
State of Texas No. 5822  
VOID IF NOT SIGNED IN RED

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STANGER SURVEYING FAIRFIELD LLC  
FAIRFIELD, TEXAS 75840