

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Jul 09, 2014 At 01:48P
as Notice of Trustee Sale
Total Fees : 8.00
Receipt Number - 126048
By: Crystal Rossiaky, Deputy

Date: July 8, 2014

Deed of Trust

Date: June 22, 2007

Grantor: Adam Wagner and wife, Norma Jean Wagner and Michael Adam Wagner

Grantor's County: Harris

Beneficiary: First National Bank, Fairfield, Texas now known as Community National Bank & Trust of Texas

Substitute Trustee: David W. Wilson, Jr.

Recorded in: Volume 1409, Page 713, Official Records of Freestone County, Texas.

Property: Being 44.05 acres of land, more or less, situated in the P. Brigance Survey, A-67 and the Isham Musick Survey, A-817, Freestone County, Texas more fully described on Exhibit "A" attached hereto.

Date of Sale of Property: Tuesday, August 5 at 10:00 A.M. or within three (3) hours thereafter on that date.

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.


DAVID W. WILSON, JR.
Substitute Trustee

ACKNOWLEDGMENT

THE STATE OF TEXAS

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COUNTY OF NAVARRO

This instrument was acknowledged before me on the 8 day of July 2014, by David W. Wilson, Jr., Substitute Trustee.



Mary Beth Wilson
Notary Public, State of Texas

EXHIBIT "A"

STATE OF TEXAS

COUNTY OF FREESTONE

IT IS THE INTENT OF THESE FIELD NOTES TO DESCRIBE all that certain lot, tract or parcel of land being 44.05 acres of which 0.38 acres being in county road no. 911 in the P. Brigance Survey A-67 and Isham Musick Survey A-817 in Freestone County, Texas and being part of a 361.02 acre tract ~~deeded from Hugh M. Ford, et al to W. R. Coffey, Trustee dated September 19, 2002 and recorded in Volume 1212, Page 448 of the Freestone County Official Records in Freestone County, Texas and said 44.05 acre tract being more particularly described by metes and bounds as follows, to wit:~~

BEGINNING-at a found iron pin for corner near a fence corner, same being a Southeast corner of a 634.10 acre tract recorded in Volume 913, Page 288 of the Freestone County Official Records and same being the interior Northwest corner of the said 361.02 acre tract and same being the Northeast corner of a 17.06 acre tract, surveyed same date;

THENCE North 0 deg 01' 12" West generally with a fence and with an East line of the said 634.10 acre tract and with the northernmost West line of the said 361.02 acre tract a distance of 1,202.70 feet to a found iron pin for corner near a fence corner and same being an interior Southeast corner of the said 634.10 acre tract and same being the northernmost Northwest corner of the said 361.02 acre tract;

THENCE North 85 deg 38' 37" East generally with a fence and with a South line of the said 634.10 acre tract and with the northernmost North line of the said 361.02 acre tract a distance of 1,027.25 feet to a found iron pin for corner near a fence corner and same being an interior Southwest corner of the said 634.10 acre tract and same being the northernmost Northeast corner of the said 361.02 acre tract;

THENCE South 0 deg 57' 15" East generally with a fence and with a West line of the said 634.10 acre tract and with the northernmost East line of the said 361.02 acre tract a distance of 446.48 feet to a found iron pin for corner near a fence corner, same being a Southwest corner of the said 634.10 acre tract and same being an interior Northeast corner of the said 361.02 acre tract;

THENCE North 89 deg 04' 46" East generally with a fence and with a South line of the said 634.10 acre tract and with a North line of the said 361.02 acre tract a distance of 226.83 feet to a set 1/2 inch rebar for corner in the said line and same being the Northwest corner of a 31.53 acre tract, surveyed same date;

THENCE South with the West line of the said 31.53 acre tract and across the said 361.02 acre tract a distance of 2,582.07 feet to a set 1/2 inch rebar for corner near the center of county road no. 911 and in a South line of the said 361.02 acre tract and in a North line of a 135 acre tract recorded in Volume 666, Page 553 of the Freestone County Official Records and same being the Southwest corner of the said 31.53 acre tract;

THENCE North 89 deg 03' 10" West with county road no. 911 and with a North line of the said 135 acre tract and with a South line of the said 361.02 acre tract a distance of 237.34 feet to a set 1/2 inch rebar for corner and same being an interior Northeast corner of the said 135 acre tract and same being a Southwest corner of the said 361.02 acre tract;

THENCE North with county road no. 911 and with an East line of the said 135 acre tract and with a West line of the said 361.02 acre tract a distance of 361.10 feet to a set 1/2 inch rebar for corner in the North line of the Isham Musick Survey A-817 and in the South line of the P. Brigance Survey A-67 and a 10.35 acre tract, surveyed same date and same being a Northeast corner of the said 135 acre tract and same being an interior Southwest corner of the said 361.02 acre tract;

THENCE South 89 deg 48' 42" East with the South line of said 10.35 acre tract and P. Brigance Survey A-67 and with the North line of the Isham Musick Survey A-817 a distance of 177.30 feet to a set 1/2 inch rebar for corner in the said line and same being the Southeast corner of the said 10.35 acre tract;

THENCE North with the East line of the said 10.35 acre tract a distance of 1,143.46 feet to a set 1/2 inch rebar for corner, same being the Northeast corner of the said 10.35 acre tract;

THENCE North 89 deg 48' 42" West with the North line of the said 10.35 acre tract, a 10.60 acre tract, surveyed same date and a 10.50 acre tract, surveyed same date, at a distance of 394.29 feet pass a set 1/2 inch rebar at a distance of 798.10 feet pass a set 1/2 inch rebar and continuing on a total distance of 1,198.10 feet to a set 1/2 inch rebar for corner in the East line of the said 17.06 acre tract and same being the Northwest corner of the said 10.50 acre tract;

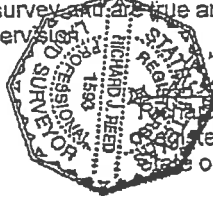
THENCE North with the East line of the said 17.06 acre tract a distance of 232.28 feet to the PLACE OF BEGINNING.

Contains 44.05 acres of land of which 0.38 acres being in county road no. 911.

Bearings are referenced to the southernmost South line of a 634.10 acre tract recorded in Volume 913, Page 288 of the Freestone County Official Records.

I, Richard J. Reed, Registered Professional Land Surveyor, do hereby declare that the above field notes are from an on the ground survey and are true and correct and that all work connected therewith was done under my supervision.

2-10-04
Date



Richard J. Reed

Richard J. Reed
Registered Professional Land Surveyor
State of Texas No. 1593

NOTICE OF TRUSTEE'S SALE

DATE: July 10, 2014

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Jul 11, 2014 AT 08:28A
as Notice of Trustee Sale
Total Fees : 8.00
Receipt Number - 126075
By: Dacia Phillips, Deputy

DEED OF TRUST

Date: February 25, 2008

Grantor: Jack D. Fowler, Sr.
345 Freestone CR 941
Teague, Texas 75860

Beneficiary: First National Bank, Trustee for Steven Torno, IRA
P.O. Box 659
Huntsville, Texas 77340

Substitute Trustee: Deborah L. Lemons

Recording Information: Volume 1438, Page 446, Official Records of Freestone County, Texas.

Property: *20.17 acres of land in the W. T. LEWIS SURVEY, A-368, Freestone County, Texas, LESS, SAVE AND EXCEPT 2.00 acres of land and being more fully described by metes and bounds in the aforementioned instrument.*

Note

Date: February 25, 2008

Amount: \$67,589.15

Debtor: Jack D. Fowler, Sr.

Holder: First National Bank, Trustee for Steven Torno, IRA

DATE OF SALE OF PROPERTY: August 5, 2014

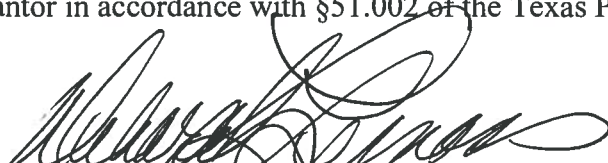
EARLIEST TIME OF SALE OF PROPERTY: 10:00 AM

LOCATION OF SALE: Fairfield, Texas, at the Freestone County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at 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 hours after that time.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.



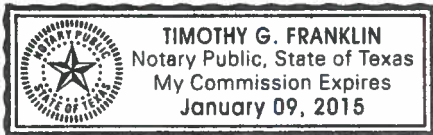
DEBORAH L. LEMONS

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on July 10, 2014 by Deborah L. Lemons.





NOTARY PUBLIC, STATE OF TEXAS