

Notice of Trustee's Sale

POSTED

AT 11:20 o'clock a.M

JUN 15 2021

Date: June 11, 2021

Substitute Trustee: Deborah McClure

Substitute Trustee's Address: P.O. Box 15125
Amarillo, Texas 79105

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Kathryn Dejeu Deputy

Note: Note dated May 14, 1985, in the amount of \$69,505.00, plus interest

Deed of Trust:

Date: May 14, 1985

Grantor: Gail B. Long and wife, J.B. Long

Mortgagee: Bill Koberg

Recording Information: Vol. 119, Page 296 of the Deed Records of Wise County,
Texas

Property: As described on Exhibit A, attached hereto

County: Wise

Date of Sale (first Tuesday of the month): July 6, 2021

Time of Sale: 12:00 p.m.

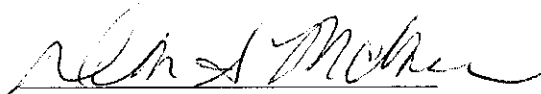
Place of Sale: At the southeast door of the Wise County Courthouse, Decatur, Texas, or at any subsequent area designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

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.

Mortgagee has appointed DEBORAH S. MCCLURE, as Trustee under the Deed of Trust. Mortgage has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Notice is given that on the Date of Sale, 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. The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Deborah S. McClure
P.O. Box 15125
Amarillo, Texas 79105

Approximately 352 acres of land in Wise County, Texas, situated in the M.E.P. & P. RR. Co. Surveys Nos. 60 and 61, described as follows:

COMMENCING at the Southwest corner of the M.E.P. & P. RR. Co. Survey No. 60;
THENCE East 404-2/3 varas;
THENCE North 7 varas to the beginning point of the tract of land herein described;
THENCE North 0 degrees 07 minutes West 3326. feet to a point for corner;
THENCE South 89 degrees 17 minutes West 1260.5 feet to a fence post for corner;
THENCE North 0 degrees 21 minutes East 836.8 feet to a fence post for corner;
THENCE North 61 degrees 59 minutes East 2576.3 feet to a point for corner;
THENCE South 8 degrees 01 minutes East 276.6 feet to an iron pin for corner;
THENCE North 59 degrees 49 minutes East 1613.3 feet to an iron pin for corner;
THENCE South 33 degrees 05 minutes East 700.0 feet to an iron pin for corner;
THENCE South 56 degrees 55 minutes West 500.0 feet to an iron pin for corner;
THENCE South 9 degrees 04 minutes West 3913.2 feet to an iron pin for corner;
THENCE South 76 degrees 36 minutes West 81.85 feet to an iron pin;
THENCE South 78 degrees 58 minutes West 717.2 feet to a point for corner;
THENCE South 53 degrees 54 minutes West 1714.1 feet to a point for corner;
THENCE South 89 degrees 21 minutes West 931.3 feet to the place of beginning, and containing 352 acres of land, more or less; SAVE AND EXCEPT THE FOLLOWING TRACT OF LAND:

Being a tract of land out of the M.E.P. & P. RR. Co. Surveys Nos. 60 and 61 in Wise County, Texas, said tract being the Southern portion of the George T. Crowley and Allen L. Crowley tract that is described in a deed recorded in Volume 375, page 117, Deed Records of Wise County, Texas, described as follows:

Beginning at the Southwest corner of the above mentioned Crowley tract, in the North line of a gravel road;

Thence North 01 degrees 43 minutes 34 seconds East 1416.54 feet to an iron pin for corner;

Thence North 01 degree 13 minutes 29 seconds West 685.3 feet to an iron pin for the Northwest corner of this tract;

Thence North 84 degrees 19 minutes 48 seconds East 2991.07 feet to an iron pin in the West line of a gravel road for the Northeast corner of this tract;

Thence South 09 degrees 40 minutes 09 seconds East 1047.96 feet along the West line of said road to an iron pin for corner in the North line of a gravel road;

Thence the following calls along the North line of said gravel road: South 60 degrees 17 minutes 30 seconds West 1328.91 feet to an iron pin; South 52 degrees 35 minutes 44 seconds West 1122.72 feet to an iron pin; South 68 degrees 33 minutes 28 seconds West 121.55 feet to an iron pin; North 88 degrees 47 minutes 31 seconds West 1021.6 feet to the place of beginning, and containing 126.76 acres of land, more or less.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- (1) Pump station lease from Allen L. Crowley et al to Diamond Shamrock Corporation dated April 24, 1975, and recorded in Volume 342, page 841, Deed Records, Wise County, Texas;
- (2) A life estate in and to all oil, gas and other minerals on, in and under said land, together with all rights relating thereto, express or implied, as conveyed by George T. Crowley, Jr., et al to Pearl E. Crowley by deed dated January 31, 1975, and recorded in Volume 375, page 117, Deed Records, Wise County, Texas;
- (3) Pipeline easement from George T. Crowley et ux to Old Ocean Fuel Company, dated October 27, 1959, and recorded in Volume 229, page 241, Deed Records, Wise County, Texas;
- (4) Correction easement from George T. Crowley et ux to Old Ocean Fuel Company dated May 16, 1960, and recorded in Volume 233, page 455, Deed Records, Wise County, Texas;
- (5) Electric transmission line easement from George T. Crowley et ux to Texas Power & Light Company, dated December 7, 1962, and recorded in Volume 252, page 418, Deed Records, Wise County, Texas;
- (6) Easement from George T. Crowley et ux to Upper West Fork Soil and Water Conservation District dated April 27, 1965, of record in Volume 267, page 11, Deed Records of Wise County, Texas;
- (7) Electric transmission line easement from George T. Crowley et ux to Texas Power & Light Company dated June 5, 1968, and recorded in Volume 290, page 123, Deed Records of Wise County, Texas;
- (8) Pipeline easement from George T. Crowley et ux to Diamond Shamrock Corporation dated December 31, 1968, and recorded in Volume 292, page 3, Deed Records, Wise County, Texas;
- (9) Electric transmission line easement from Pearl E. Crowley to Brazos Electric Power Corporative, Inc., dated February 3, 1976, and recorded in Volume 361, page 332, Deed Records, Wise County, Texas;
- (10) Pipeline easement from George T. Crowley, Jr., et al to Mote Resources, Inc., dated October 25, 1978, and recorded in Volume 382, page 191, Deed Records, Wise County, Texas;
- (11) Right-of-way agreement from George T. Crowley et ux to Natural Gas Pipeline Company, dated September 14, 1957, and recorded in Volume 212, page 93, Deed Records of Wise County, Texas;
- (12) Oil, gas and mineral lease from George T. Crowley et ux to Mitchell & Mitchell Properties, Inc., dated March 21, 1973, and recorded in Volume 190, page 54, Lease Records of Wise County, Texas;
- (13) Oil, gas and mineral lease from Pearl E. Crowley to Mote Resources, Inc., dated March 29, 1978, and recorded in Volume 213, page 506, Lease Records of Wise County, Texas;
- (14) Oil, gas and mineral lease from Pearl E. Crowley to Richey Exploration Company, dated July 18, 1980, and recorded in Volume 231, page 37, Lease Records of Wise County, Texas;
- (15) Visible and appatent easements on or across the subject property.

NOTICE OF FORECLOSURE 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 MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR 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. *Property to Be Sold.* The property to be sold is described as follows: LOTS 11 AND 12, BLOCK 7, OF NEWARK BEACH ESTATES, AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET A, SLIDE 331, PLAT RECORDS OF WISE COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 04/19/2007 and recorded in Book 1808 Page 248 Document 2007-6039 real property records of Wise County, Texas.

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

Date: 07/06/2021

Time: 01:00 PM

Place: Wise County, Texas at the following location: THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. *Obligations Secured.* The Deed of Trust executed by LILLIAN COX, provides that it secures the payment of the indebtedness in the original principal amount of \$247,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Seattle Bank is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Seattle Bank c/o REVERSE MORTGAGE SOLUTIONS, INC., 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

✓ Cori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Wise County Clerk and caused it to be posted at the location directed by the Wise County Commissioners Court.

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated December 12, 2011 and recorded under Vol. 2313, Page 489, or Clerk's File No. 2011-15128, in the real property records of WISE County Texas, with Marvin L. White and Bobbie Alfree-White, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for R.H. Lending, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Marvin L. White and Bobbie Alfree-White, husband and wife securing payment of the indebtedness in the original principal amount of \$141,078.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Marvin L. White and Bobbie Alfree-White. Freedom Mortgage Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Freedom Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. Freedom Mortgage Corporation, is representing the Mortgagee, whose address is: 907 Pleasant Valley Ave, Suite 300, Mt. Laurel, NJ 08054.

Legal Description:

FILED NOTES TO ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND IN THE SMITH COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 744, WISE COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 5.009 ACRE TRACT OF LAND DESCRIBED IN THE DEED RECORDED IN VOLUME 1332, PAGE 835, OF THE OFFICIAL PUBLIC RECORDS WISE COUNTY, TEXAS, THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

SALE INFORMATION

Date of Sale: 07/06/2021

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: WISE County Courthouse, Texas at the following location: On the southeast porch of the Wise County Courthouse steps, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"



“WHERE IS” condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Brenda Wiggs, Donna Stockman, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 05/07/2021.

/s/ Kelly Doherty SBOT No. 24118059, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-21-0224

POSTED
AT 9:42 o'clock A M
MAY 10 2021

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Sarah Enochs Deputy

Sarah Enochs

EXHIBIT A

FIELD NOTES to all that certain lot, tract or parcel of land in the SMITH COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 744, Wise County, Texas, and being all of that certain called 5.009 acre tract of land described in the deed recorded in Volume 1332, Page 835, of the Official Public Records Wise County, Texas, the subject tract being more particularly described as follows;

BEGINNING at a 1/2-inch iron rod found for corner, same being the Northeast corner of said 5.009 acre tract of land, same being in the -South right-of-way line of Chisholm Hills Drive, and in the "West right-of-way line of Farm-to-Market Road Number 2264, and the beginning of a curve to the right having radius of 2814.79 feet, a chord bearing of South 02 Degrees 08 Minutes 27 Seconds East a chord distance of 110.42 feet;

THENCE with the Northerly East line of said 5.009 acre tract of land, and said West right-of-way line an arc length of 110.43 feet to a 1/2-inch iron rod found for corner, same being the Southerly Northeast corner of said 5.009 acre tract of land;

THENCE South 01 Degrees 03 Minutes 51 Seconds East with the Southerly East line of said 5.009 acre tract of Land and said West right-of-way line a distance of 536.27 feet to a 1/2-inch iron rod found for corner same being the Easterly Southeast corner of said 5.009 acre tract of land, and in the North line of that certain tract of land described in the deed to Jimmy D. Winters et ux, recorded in Volume 689, Page 192, of the Official Public Records Wise County, Texas;

THENCE South 32 Degrees 35 Minutes 59 Seconds West with the Easterly South line of said 5.009 acre tract of land and the North line of said Winters tract of land, along a creek a distance of 241.12 feet to a 1/2-inch capped iron rod (stamped Metroplex 1849) found for corner, same being the Westerly Southeast corner of said 5.009 acre tract of land;

THENCE North 77 Degrees 41 Minutes 01 Seconds West with the Westerly South line of said 5.009 acre tract of Land, and said North line of Winters tract of land along said creek a distance of 146.45 feet to a 1/2-inch iron rod found for corner, same being the Southwest corner of said 5.009 acre tract of land, and the Southeast corner of Lot 58, CHISHOLM HILLS, PHASE ONE, an addition to Wise County, Texas, according to the plat thereof recorded in Cabinet B, Section 434, of the Plat Records Wise County, Texas, from which a 1/2-inch iron rod found bears North 01 Degrees 14 Minutes 59 Seconds West a distance of 25.00 feet;

THENCE North 01 Degrees 03 Minutes 06 Seconds West with the West line of said 5.009 acre tract of land and the East Line of said Lot 58, along or near a fence most of the way a distance 816.52 feet to 1/2-inch iron rod found for corner, same being the Northwest corner of said 5.009, acre tract of land and the Northeast corner of said Lot 58, same being in the South right-of-way of said Chisholm Hills Drive;

THENCE North 83 Degrees 31 Minutes 17 Seconds East with the North line of said 5.009 acre tract of land, and said South right-of-way line a distance of 273.95 feet to the POINT OF BEGINNING and enclosing 5.015 acres of land more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.