

Our File Number: 18-05528
Name: DONALD KIRK WILSON, A SINGLE PERSON

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 19, 2015, DONALD KIRK WILSON, A SINGLE PERSON, executed a Deed of Trust/Security Instrument conveying to GREGORY GRAHAM, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NTFN, INC., its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 1526, in Book 1499, at Page 0790, in the DEED OF TRUST OR REAL PROPERTY records of WASHINGTON COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, FEBRUARY 5, 2019, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in WASHINGTON COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

ALL THAT TRACT OF PARCEL OF LAND CONTAINING 2.23 ACRES, SITUATED IN WASHINGTON COUNTY, TEXAS, BEING OUT THE ANDREW MILLER SURVEY, ABSTRACT NO. 83, AND BEING A PORTION OF A CALLED 2.38 ACRE TRACT DESCRIBED IN THAT DEED FROM ERNEST NOBLES AND ANTLE MAE NOBLES TO ERNEST LEROY NOBLES, CAROLYN M. HINZE, ROBERT L. NOBLES, AND JERRY NOBLES DATED SEPTEMBER 26, 2002, AND RECORDED IN VOLUME 1049, PAGE 50 OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, SAID 2.23 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF


Property Address: 16088 HIGHWAY 105
WASHINGTON, TX 77880
Mortgage Servicer: LOANCARE, LLC
Noteholder: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY, SUITE 303
VIRGINIA BEACH, VA 23452

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 20th day of December, 2018.


Megan L. Randle, Orlando Rosas, Zachary Florez,
Evan Press, Amy Bowman, Reid Ruple, Kristopher
Holub, Pete Florez, Chloe Christensen, Rebecca
Bolton, Kathleen Adkins, Cary Corenblum,
Florence Rosas, Bobby Brown, Stephanie Kohler,
Luci Fuller, Mariel Marroquin, Substitute Trustees
c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

FILED FOR RECORD
WASHINGTON COUNTY TEXAS
2018 DEC 20 PM 3:02
Bridget R. Randle
WASHINGTON COUNTY CLERK



4679557

EXHIBIT "A"

Platby Land Surveying

4630 Wirtham Lane
Burton, Texas 77835-5794

Telephone/Fax 979-289-3900

**ERNEST LARRY HOWERS, ET AL
2.23 ACRE TRACT**

ALL THAT TRACT OR PARCEL OR LAND containing 2.23 acres, situated in Washington County, Texas, being out of the Auditor James Survey, Abstract No. 83, and being a portion of a called 2.38 acre tract described in that deed from Ernest Nubbis and Audie Alan Nubbis to Ernest Larry Nubbis, Cheryl M. Blazo, Robert L. Nubbis, and Jerry L. Nubbis dated September 26, 2002, and recorded in Volume 1049, Page 547, Official Records of Washington County, Texas, said 2.23 acre tract being more particularly described as follows:

BEGINNING at a found 1/4 inch iron rod near fence corner, lying in the Southeast margin of State Highway 105 (state maintained public road), making a West corner of the WHITE RICH LAW NICHOLSON called 30,000 acre within tract (Volume 802, Page 682, Official Records of Washington County, Texas), the North corner of the original called 2.38 acre tract, and the North corner of the herein described tract;

THENCE depending said Highway margin, along a portion of a Southeast line of the WHITE RICH LAW NICHOLSON tract, with the Northwest line of the herein described tract, S 16deg 47min 28sec E, 304.48 ft., to a found 1/4 inch iron rod, marking the North corner of the Robert Nubbis called 1.80 acre tract (Volume 1411, Page 0161, Official Records of Washington County, Texas), the East corner of the original called 2.38 acre tract, and the East corner of the herein described tract;

THENCE with a portion of the Northwest line of said Robert Nubbis called 1.00 acre tract, S 63deg 10min 54sec W, 259.94 ft., to a 1/4 inch iron rod, set for corner, lying in the Northwest margin of a called 0.236 acre segment (described in Volume 1411, Page 0161, Official Records of Washington County, Texas), and marking the South corner of the herein described tract to found 1/4 inch iron rod, marking the West corner of said Robert Nubbis called 1.00 acre tract, bears S 63deg 10min 54sec W, 20.89 ft. from the point for reference);

THENCE along the Northwest margin of said 0.236 acre segment, with the Southwest line of the herein described tract, N 77deg 46min 55sec W, 205.99 ft., to a found 1/4 inch iron rod, lying in the Southwest margin of the aforementioned State Highway 105, marking the North corner of said 0.236 acre segment, and the West corner of the herein described tract;

THENCE along the Southwest margin of said State Highway 105, with the Northwest line of the herein described tract, N 46deg 46min 30sec E, 322.23 ft., to the PLACE OR BEGINNING and containing 2.23 acres of land.

February 17, 2015
W.O./2015-2180

Notarially Witnessed



Notary Public/Notarial Land Surveyor No. 9805

This proposed deed made a part of this description.

FILED
AT 2:45 PM
MAR 24 2015
Beth A. Rothermel
BETH ROTHERMEL
COUNTY CLERK, WASHINGTON COUNTY, TX

STATE OF TEXAS
COUNTY OF WASHINGTON

I hereby certify that this instrument was FILED on the date and at the time affixed herein by me and was duly RECORDED in the volume and page of the OFFICIAL RECORDS of Washington County, Texas, as stamped hereon by me on

MAR 25 2015



Beth A. Rothermel
Beth Rothermel, County Clerk
Washington County, Texas

NOTICE OF 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 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 & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: November 02, 2015

Grantor(s): Jeffrey Taylor and Kellie Taylor, husband and wife as community property

Original Trustee: Thomas E. Black, Jr.

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee
Residential Mortgage, Inc., its successors and assigns

Recording Information: Vol. 1523, Page 0214, or Clerk's File No. 5590, in the Official Public Records of WASHINGTON County, Texas.

Current Mortgagee: Pacific Union Financial, LLC

Mortgage Servicer: Pacific Union Financial, LLC, whose address is C/O 1601 LBJ Freeway, Suite 500 Farmers Branch, TX 75234 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 02/05/2019 Earliest Time Sale Will Begin: 1:00 PM

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. 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.

Legal Description:

BEING 5.008 ACRES OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, OUT OF THE JOHN CARRINGTON LEAGUE, ABSTRACT 120, AND BEING A RESURVEY OF THAT CERTAIN TRACT DESCRIBED AS 5.00 ACRES IN A DEED FROM BETTY HEGEMEYER TO WALTER GREEN AND RUTH GREEN, OF RECORD IN VOLUME 690, PAGE 348 OF THE OFFICIAL RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the WASHINGTON County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200


Pete Florez, Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Amy Bowman, Evan Press, Ian Moser, Megan L. Randle, Renee Thomas, Reva Rouchon-Harris, Thomas Detaney, Danya Gladney or Lisa Cockrell as Substitute Trustee

FILED FOR RECORD
WASHINGTON COUNTY TEXAS
2019 JAN 31 PM 1:45
APRIL A. ROBINSON
WASHINGTON COUNTY CLERK



4681548

EXHIBIT "A"

Being 8,898 acres of land, being and being situated in Washington County, Texas, out of the John Carrington League, Abstract 120, and being a survey of that certain tract described as 8,000 acres in a Deed from Baby Haggenmeyer to Walter Green and Ruth Green, of record in Volume 600, page 348 of the Official Records of said county, and being more fully described by notes and bounds as follows:

BEGINNING at a ½ inch steel rod, (corral monument), found at the West corner of said 8,000 acre tract, common with the South corner of the Lang Fiberswell 2,000 acre parcel, (Volume 608, page 122 Official Records Washington County), being located in the Northwest right of way line of county maintained Whigglert Lane, (Volume 428, page 616 Deed Records);

THENCE North 44 deg. 00' 48" East, along the Northwest line of said 8,000 acre tract, common with the Southeast line of the said Lang Fiberswell 2,000 acre tract, 4671.14 feet, (second call of said Fiberswell 2,000 acre tract, being North 44 deg. 00' 48" East 491.11 feet, which is the basis of the bearings hereof), (second call of said 8,000 acre tract, being North 44 deg. 02' 16" East 400.57 feet), to a ½ inch steel rod, (corral monument), found at the North corner of said 8,000 acre tract and the East corner of the said 2,000 acre tract, located in the heretofore Southeast line of the Michael Robert Grounder called 28,368 acre tract, (Volume 638, page 487 Official Records Washington County);

THENCE South 48 deg. 30' 31" East, along said heretofore line of Grounder 28,368 acre tract, and along the Northwest line of said 8,000 acre tract, a distance of 4471.49 feet, (second call of said Green 8,000 acre tract, being South 48 deg. 38' 27" East 442.80 feet), to a ½ inch steel rod found at the South corner of the said Grounder 28,368 acre tract and the East corner of said 8,000 acre tract, located in the Northwest right of way line of Farm Road 100;

THENCE South 43 deg. 58' 43" West, along the Northwest right of way line of said Farm Road 100 and the Southeast boundary of said 8,000 acre tract, a distance of 4941.48 feet, (second call of said Green 8,000 acre tract, being South 44 deg. 02' 16" West 486.22 feet), to a ½ inch steel rod set, fixed with a 1 inch photo cap, marked R.P.L.S. 1818, at the South corner of said 8,000 acre tract, located where said Northwest right of way line intersects the Northwest line of aforesaid Whigglert Lane, from which a 548 inch steel rod found at the East corner of the Donald Wayne Wendler called 6 acres, (Volume 680, page 724 Official Records), located where said right of way line of Farm Road 100, intersects the Southeast line of said Whigglert Lane, bears South 43 deg. 58' 43" West 601.12 feet;

THENCE North 48 deg. 57' 44" West, along the Northwest line of Whigglert Lane and the Southeast line of said Green 8,000 acre tract, 442.16 feet, (second call of Green 8,000 acre tract, being North 46 deg. 57' 44" West 441.87 feet), to the PLACE OF BEGINNING and containing 8,898 acres of land.