

Notice of Substitute Trustee's Sale
[Mortgagee]

Date: August 27, 2018

Substitute Trustee: JAMES L. CLARK

Substitute Trustee's Address:
P. O. Box 310
Naples, Morris County, Texas 75568

Mortgagee: THE MORRIS COUNTY NATIONAL BANK

Mortgagee's Address:
P. O. Box 220
Naples, Morris County, Texas 75568

Note:

Date: February 9, 2011
Original principal amount: \$193,500.00
Borrower: BRUCE TAYLOR and wife, MELANI TAYLOR aka MELANIE M.

TAYLOR

Lender: THE MORRIS COUNTY NATIONAL BANK
Final Payment Date: February 11, 2026

Deed of Trust

Date: February 9, 2011
Grantor: BRUCE TAYLOR and wife, MELANI TAYLOR aka MELANIE M. TAYLOR
Mortgagee: THE MORRIS COUNTY NATIONAL BANK
Recording information: Volume No. 0654, Page 105 of the Red River County, Texas

Official Public Records of Red River County, Texas

Property:

TRACT I:

All that certain tract or parcel of land situated in Red River County, Texas, about 12 miles S 80 deg. E the town of Clarksville; part of the JAMES BARKER SURVEY, ABSTRACT NO. 55, and being part of a called 125.74 acre tract of land (FIRST TRACT) and all of a called 23.43 acre tract of land (THIRD TRACT) described in Deed from Donald W. Capshaw, Substitute Trustee, to The Texarkana National Bank, dated the 1st day of March, 1983, and recorded in Volume 347, Pages 543-547, Deed Records of Red River County, Texas and being more. particularly described as follows, to-wit:

BEGINNING at the Northwest corner of said called 125.74 acre tract in the center of a County Road and south line of U. S. Highway No. 82; same being North 755.726 varas and East, 961.917 varas, from the Southwest corner of said Barker Survey; a metal stake bears S 76 deg. 40 min. East, 10.80 varas for a reference;

THENCE S 0 deg. 17 min. 49 sec. W, along the center of said County Road, a distance of 559.459 varas to the Northwest corner of a called 5.00 acre tract of land described in Deed from Elizabeth Knight, et al, to William Glenn Whiteman and wife, Linda Francis Whiteman, dated the 9th day of July, 1968, and recorded in Volume 255, Page 66, Deed Records of Red River County, Texas; a fence corner post, bears East, 9.869 varas for a reference;

THENCE East; along a fence line, a distance of 147.575 varas to the fence corner post at the Northeast corner of said 5.00 acre tract of land;

THENCE South 0 deg. 29 min. 29 sec. W, along the fence line, a distance of 196.020 varas to an existing metal pipe at the Southeast corner of said 5.00 acre tract in the South line of said Barker Survey;

THENCE N 89 deg. 53 min. 52 sec. E, along a fence line, a distance of 674.898 varas to the fence corner in the North line of an old abandoned road;

THENCE S 50 deg. 03 min. 48 sec. E, along a fence line, a distance of 16.281 varas to the fence corner in the South line of said old abandoned road;

THENCE East, along the fence line, a distance of 644.844 varas to a metal stake at the fence corner post at the Southeast corner of said called 23.43 acre tract;

THENCE along the fence line, as follows: N 2 deg. 41 min. 35 sec. W, 197.026 varas; N 3 deg. 04 min. 30 sec. W, 97.418 varas and N 10 deg. 29 min. 43 sec. E, 130.230 varas to a metal stake at the Northeast corner of said called 23.43 acre tract in the South line of U. S. Highway No. 82;

THENCE N 76 deg. 40 min. W, along the South line of said Highway, a distance of 238.971 varas to a concrete marker;

THENCE S 87 deg. 18 min. 57 sec. W, along the South line of said Highway, a distance of 89.658 varas to a concrete marker at the Northwest corner of said called 23.43 acre tract, in the East line of said 125.74 acre tract;

THENCE N 1 deg. 19 min. 28 sec. W, along the Right-of-Way line of said Highway, a distance of 16.268 varas to a concrete marker at the Northeast corner of said 125.74 acre tract;

THENCE N 76 deg. 40 min. W, along the South line of said Highway, a distance of 1194.180 varas to the place of beginning and containing 147.760 acres of land, more or less, of which 1.070 acres lies within the boundary of the present County Road.

LESS, SAVE AND EXCEPT from the above described tract of land the following described three (3) tracts of land:

TRACT 1:

All that certain tract or parcel of land situated in Red River County, Texas, about 12 miles S 80 E from the town of Clarksville; part of the JAMES BARKER SURVEY, ABSTRACT NO. 55, and

being part of a 147.760 acre tract of land (TRACT I) described in Deed from D. D. McLean and wife, Velma McLean, to Paul F. Froelich and wife, Alice M. Froelich, dated the 10th day of August, 1992, and recorded in Volume 417, Pages 183-189, Records of Red River County, Texas, and being more particularly described as follows, to-wit:

BEGINNING at a one inch diameter Metal Pipe (found) at the fence corner post, and most Southern Southwest corner of a 5.00 acre tract of land described in Deed from Elizabeth Knight, et al, to William Glenn Whiteman and wife, Linda Frances Whiteman, dated the 9th day of July, 1968, and recorded in Volume 255, Page 66, Deed Records of Red River County, Texas;

THENCE N 0 deg. 29 min. 29 sec. E, along the fence line, a distance of 544.500 feet to the fence corner post, at the Northeast corner of said 5.00 acre tract and an inner corner of said 147.760 acre tract of land;

THENCE N 89 deg. 53 min. 52 sec. E, a distance of 800.043 feet to a metal fence post (set) for a corner;

THENCE S 0 deg. 29 min. 29 sec. W, a distance of 544.500 feet to a metal fence post (set) for a corner, in the South line of said 147.760 acre tract of land;

THENCE S 89 deg. 53 min. 52 sec. W, along the fence line and South line of said 147.760 acre tract of land, a distance of 800.043 feet to the place of beginning and containing 10.000 acres of land, more or less.

TRACT 2:

All that certain tract or parcel of land situated in Red River County, Texas, about 12 miles S 80 deg. E from the town of Clarksville; part of the JAMES BARKER SURVEY, ABSTRACT NO. 55, and being part of a 147.760 acre tract of land (TRACT I) described in Deed from D. D. McLean and wife, Velma McLean, to Paul F. Froelich and wife, Alice M. Froelich, dated the 10th day of August, 1992, and recorded in Volume 417, Pages 183-189, Deed Records of Red River County, Texas, and being more particularly described as follows, to-wit:

BEGINNING at a 5/8 inch diameter R. S. Rod (set) in the County Road at the most Western Southwest corner of said 147.760 acre tract of land; same being the Northwest corner of a 5.00 acre tract of land described in Deed from Elizabeth Knight, et al, to William Glenn Whiteman and wife, Linda Francis Whiteman, dated the 9th day of July, 1968, and recorded in Volume 255, Page 66, Deed Records of Red River County, Texas;

THENCE N 0 deg. 17 min. 49 sec. E, along the center of said County Road, a distance of 180.008 feet to a 5/8 inch diameter R. S. Rod (set) for a corner;

THENCE N 89 deg. 53 min. 52 sec. E, along a marked line thru the timber, a distance of 1209.974 feet to a 5/8 inch diameter R. S. Rod (set) for a corner;

THENCE S 0 deg. 17 min. 49 sec. W, along a marked line thru the timber, a distance of 180.008 feet to a metal fence post (found) at the Northeast corner of a 10.00 acre tract of land described in Deed from Paul F. Froelich and wife, Alice M. Froelich, to William G. Whiteman and wife,

Linda F. Whiteman, dated the 16th day of October, 1992, recorded in Volume 418, Pages 490-493, Deed Records of Red River County, Texas;

THENCE S 89 deg. 53 min. 52 sec. W, along the North line of said Whiteman's tracts, at 800.043 feet passing the Northwest corner of said 10.00 acre tract and Northeast corner of said 5.00 acre tract, and in all a distance of 1209.974 feet to the place of beginning and Containing 5.000 acres of land, more or less.

Tract I save and except Tracts 1 and 2 being the same land described in Deed from Charles Anthony Roberts to Bruce Taylor and wife, Melanie M. Taylor, dated September 25, 1998, and recorded in Volume 473, page 492 of the Official Public Records of Red River County, Texas.

TRACT 3:

All that certain tract or parcel of land situated in Red River County, Texas, about 12 miles S 80 deg. E from the town of Clarksville; and being part of the James Barker Survey, Abstract No. 55 and being part of a called 147.760 acre tract of land described in Deed from Charles Anthony Roberts to Bruce Taylor and wife, Melanie M. Taylor, dated September 25, 1998, and recorded in Volume 473, Pages 492-498, of the Deed Records of Red River County, Texas; and being more particularly described as follows, to-wit:

BEGINNING at a ½" R. S. Rod (s) in the North line of said called 147.760 Ac. tract and in the South line of U. S. Highway No. 82, also being S 76° 40' 00" E, 3265.01 feet from the Northwest corner of said called 147.760 Ac. tract;

THENCE Easterly, along the South line of said highway, the following calls: S 76° 40' 00" E, 52.16 feet (½" R. S. Rod (s)), S 1° 19' 28" E, 45.19 feet (½" R.S. Rod(s)), and N 87° 18' 57" E, 235.79 feet to a ½" R. S. Rod (s) in the North line of said called 147.760 Ac. Tract;

THENCE S 16° 42' 49" W, a distance of 178.24 feet to a ½" R. S. Rod (s) for a corner;

THENCE N 82° 32' 57" W, a distance of 257.25 feet to a 2" Pipe Corner Post (f) for a corner;

THENCE N 5° 54' 55" E, a distance of 184.50 feet to the place of beginning and containing 1.000 acre of land; including all personal property secured by the security agreement included in the Deed of Trust.

County: Red River

Date of Sale (first Tuesday of month): October 2, 2018

Time of Sale: 10:00 p.m.

Place of Sale: East Door of Red River County Courthouse, 400 North Walnut Street, Clarksville, Texas

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 JAMES L. CLARK as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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 FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale, or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

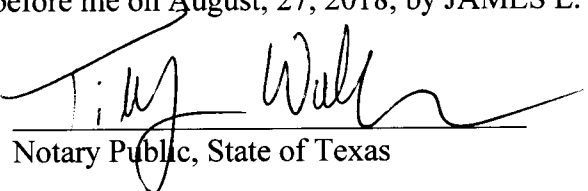


JAMES L. CLARK

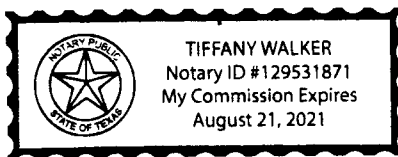
THE STATE OF TEXAS
COUNTY OF MORRIS

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This instrument was acknowledged before me on August, 27, 2018, by JAMES L. CLARK, as Substitute Trustee.



Notary Public, State of Texas



THENCE East, along the fence line, a distance of 644.844 varas to a metal stake at the fence corner post at the Southeast corner of said called 23.43 acre tract;

THENCE along the fence line, as follows: N 2 deg. 41 min. 35 sec. W, 197.026 varas; N 3 deg. 04 min. 30 sec. W, 97.418 varas and N 10 deg. 29 min. 43 sec. E, 130.230 varas to a metal stake at the Northeast corner of said called 23.43 acre tract in the South line of U. S. Highway No. 82;

THENCE N 76 deg. 40 min. W, along the South line of said Highway, a distance of 238.971 varas to a concrete marker;

THENCE S 87 deg. 18 min. 57 sec. W, along the South line of said Highway, a distance of 89.658 varas to a concrete marker at the Northwest corner of said called 23.43 acre tract, in the East line of said 125.74 acre tract;

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THENCE N 0 deg. 29 min. 29 sec. E, along the fence line, a distance of 544.500 feet to the fence corner post, at the Northeast corner of said 5.00 acre tract and an inner corner of said 147.760 acre tract of land;

THENCE N 89 deg. 53 min. 52 sec. E, a distance of 800.043 feet to a metal fence post (set) for a corner;

THENCE S 0 deg. 29 min. 29 sec. W, a distance of 544.500 feet to a metal fence post (set) for a corner, in the South line of said 147.760 acre tract of land;

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THENCE Easterly, along the South line of said highway, the following calls: S 76° 40' 00" E, 52.16 feet (1/2" R. S. Rod (s)), S 1° 19' 28" E, 45.19 feet (1/2" R.S. Rod(s)), and N 87° 18' 57" E,

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the Deed of Trust.

Note:

Date: February 9, 2011
Original principal amount: \$193,500.00
Borrower: BRUCE TAYLOR and wife, MELANI TAYLOR aka MELANIE M.
TAYLOR
Lender: THE MORRIS COUNTY NATIONAL BANK
Final Payment Date: February 11, 2026

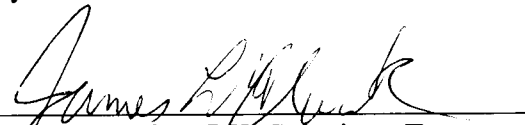
Affiant on oath swears that the following statements are true and are within the personal
knowledge of Affiant:

Affiant is the holder of the note secured by the deed of trust.

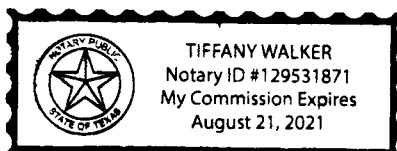
Default has occurred in the performance of the obligations in the deed of trust.

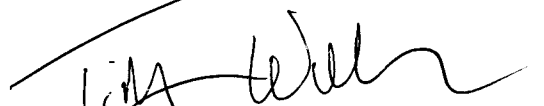
After such default, Affiant gave to every debtor required by statute proper notice of the
default and of the time within which it was required to be cured. The default continued beyond
the time within which it was required to be cured.

After such continued default and at least twenty-one (21) days before the resulting
Trustee's Sale, Affiant either personally or by agent gave proper notice of the sale to every debtor
required by statute, in strict compliance with the provisions of the deed of trust and the
requirements of § 51.002 of the Texas Property Code.


JAMES L. CLARK, Substitute Trustee

27th SWORN TO AND SUBSCRIBED before me by JAMES L. CLARK, Substitute Trustee,
day of August, 2018.

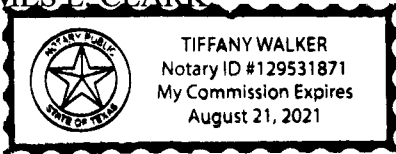


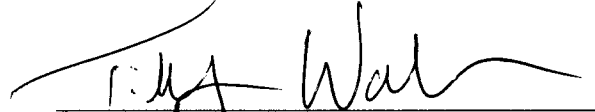

Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF MORRIS

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This instrument was acknowledged before me on the 27th day of August, 2018 by
JAMES L. CLARK




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JAMES L. CLARK
Attorney at Law
P. O. Box 310
Naples, Texas 75568
Telephone: [903] 897-5691
Facsimile: [903] 897-5693
Email: jameslclark27@yahoo.com

PREPARED IN THE LAW OFFICE OF:
JAMES L. CLARK
Attorney at Law
P. O. Box 310
Naples, Texas 75568
Telephone: [903] 897-5691
Facsimile: [903] 897-5693
Email: jameslclark27@yahoo.com

FILED FOR RECORD
12:33 o'clock P. M. on

AUG 30 2018


SHAWN WEEMES, COUNTY CLERK
RED RIVER CO., TX