

FILED FOR RECORD

2018 DEC 12 PM 4:14

Notice of Foreclosure Sale

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX

Notice is hereby given of a public, nonjudicial foreclosure sale.

Deed of Trust: This sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust:

Dated: May 19, 2017

Grantor: Garland David Steely and spouse, Jodi M. Steely

Trustee: Mark A. Miller

Lender: Texas Farm Credit Services, FLCA

Recorded in: Recorded in the Van Zandt County Official Records as Document No. 2017-004447.

Legal Description: 102.695 acres, more or less, in the ANTONIO Y'BARBO SURVEY, A-979, Van Zandt County, Texas and being further described in the Exhibit(s) attached hereto and specifically made a part hereof.

Secures: Promissory Note ("Note") in the original principal amount of \$375,000.00, executed by Garland David Steely and Jodi M. Steely ("Borrower") and payable to the order of Texas Farm Credit Services, FLCA.

APPOINTMENT OF SUBSTITUTE TRUSTEES:

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE DEED OF TRUST IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEES AND MORTGAGE SERVICERS.

In accordance with Texas Property Code Sections 51.0075 and 51.0076, the undersigned has the authority to execute this document appointing substitute trustees as set forth herein, each to act individually (the "Substitute Trustee") under and by virtue of the Deed of Trust.

Substitute Trustee(s):

Substitute Trustee: Craig Falco

Substitute Trustee's
Address: 181 S. Main Street, Suite 100, Prosper, Texas 75078

Substitute Trustee: Mike Fuller

Substitute Trustee's
Address: 1307 Dominion Plaza, Tyler, Texas 75703

Substitute Trustee: Dustin McClendon

Substitute Trustee's
Address: 6540 Alliance Dr., Suite 130, Rockwall, Texas 75032

(Collectively "Substitute Trustee")

Foreclosure Sale:

Date: Tuesday, January 7, 2020

Time: The sale of the Property shall be no earlier than 10:00 A.M. and no later than 3 hours thereafter. The sale shall be completed by no later than 1:00 P.M. local time.

Place: Van Zandt County Courthouse located at 121 E. Dallas Street, Canton, Texas at the following location:

In the area of such Courthouse designated by the Van Zandt County Commissioners' Court as the area where foreclosure sales shall take place, or if no other area has been designated, in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Terms of Sale:

The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Texas Farm Credit Services, FLCA's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the

Note, has requested the above Substitute Trustee(s) to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell the real property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to unpaid ad valorem taxes and any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Texas Farm Credit Services, FLCA, Attention: Craig Falco, telephone: (469) 481-5013.

NOTICE TO MEMBERS OF THE ARMED FORCES OF THE UNITED STATES:

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.

Dated: December 12, 2019.

Craig Falco

Craig Falco
Branch Manager of Texas Farm Credit and
Substitute Trustee
181 S. Main St., Suite 100
Prosper, TX 75078
Email: CFalco@TexasFCS.com

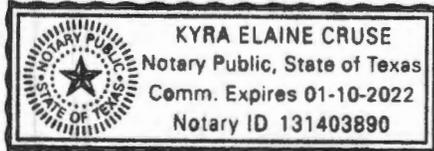
THE STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 12 day of December, 2019 by Mike Fuller, Regional President and Substitute Trustee of Texas Farm Credit Services, FLCA a federally chartered corporate instrumentality of the United States of America, is signed to the above and foregoing Notice of Foreclosure Sale, who acknowledged to me that being informed of the contents of said document, and in said representative capacity and with full authority and having been duly authorized to do so he signed and executed the same voluntarily as his own free act and deed, and for the purposes therein set forth, for and as the act of said Texas Farm Credit Services, FLCA, on the day and date therein set forth.

(Seal)



Kyra Elaine Cruse
Notary Public

EXHIBIT "A"

FIRST TRACT: All that certain lot, tract or parcel of land situated in Van Zandt County, State of Texas, on the ANTONIO Y'BARBO SURVEY, A-979, and being all of the called 52.875 acre tract conveyed to Joan C. Crossley, by Joan C. Crossley as Independent Executrix of the Estate of Andre A. Crossley, Deceased, by Independent Executor's Deed dated September 27, 2016, and recorded under Document No. 2016-008517, of the Van Zandt County Official Public Records. Said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" galvanized iron pipe found for corner at the Northeast corner of the called 52.875 acre tract, at the Southeast corner of the Joan C. Crossley 50.00 acre tract recorded under Document Number 2016-008517 of the Van Zandt County Official Public Records and in the West line of the Laura Mallory 147.50 acre tract recorded in Volume 205, Page 361, of the Van Zandt County Deed Records;

THENCE SOUTH 04 degrees 26 minutes 53 seconds West 922.05 feet to a 1" iron pipe found for corner at the Southeast corner of the called 52.875 acre tract, at the Southwest corner of the said Laura Mallory 147.50 acre tract and in the North line of the Ronald L. Bozeman 84.80 acre tract recorded under Document Number 2008-002363 of the Van Zandt County Real Records;

THENCE SOUTH 86 degrees 23 minutes 36 seconds West 2845.81 feet to the Southwest corner of the called 52.875 acre tract in County Road No. 2602, at the Northwest corner of the Danny M. Stroud 20.00 acre tract recorded in Volume 1232, Page 740, of the Van Zandt County Deed Records, in the East line of the Nolan E. Williams 45.093 acre tract recorded in Volume 1630, Page 304, of the Van Zandt County Real Records, in the West line of the Antonio Y'Barbo Survey, A-979 and in the East line of the W. T. Brewer Survey, A-40, from WHENCE the West edge of a 4" iron pipe fence corner post found in the East right of way line of County Road No. 2602 bears North 86 degrees 23 minutes 36 seconds East 34.50 feet;

THENCE NORTH 04 degrees 31 minutes 51 seconds East along the said County Road, the southerly West line of the called 52.875 acre tract, the East line of the said Nolan E. Williams 45.093 acre tract, the West line of the Antonio Y'Barbo Survey, A-979 and the East line of the W. T. Brewer Survey, A-40, 668.42 feet to the westerly Northwest corner of the called 52.875 acre tract and the Southwest corner of the Gary E. Vawter 5.055 acre tract two recorded in Volume 1998, Page 633, of the Van Zandt County Real Records, from WHENCE a 3/8" iron rod found in the East right of way line of County Road No. 2602, bears North 87 degrees 40 minutes 52 seconds East 29.39 feet;

THENCE NORTH 88 degrees 01 minute 53 seconds East 208.71 feet to an angle corner in the westerly North line of the called 52.875 acre tract and an angle corner in the South line of the said Gary E. Vawter 5.055 acre tract two, from WHENCE a 3/8" iron rod found bears South 58 degrees 09 minutes 00 seconds West 0.18 feet;

THENCE NORTH 86 degrees 24 minutes 48 seconds East 895.06 feet to an ELL corner of the called 52.875 acre tract and the Southeast corner of the said Gary E. Vawter 5.055 acre tract two, from WHENCE a 5/8" iron gate hinge bolt found at the northeast edge of a 3" iron pipe fence-corner bears North 41 degrees 38 minutes 00 seconds East 0.38 feet;

THENCE NORTH 04 degrees 31 minutes 47 seconds East along the northerly West line of the called 52.875 acre tract and the East line of the said Gary E. Vawter 5.055 acre tract two, 238.72 feet to the Northerly Northwest corner of the called 52.875 acre tract, the Northeast corner of the said Gary E. Vawter 5.055 acre tract two and in the South line of the said Joan C. Crossley 50.00 acre tract, from WHENCE a railroad spike found bears North 12 degrees 04 minutes 33 seconds East 4.53 feet;

THENCE NORTH 85 degrees 41 minutes 44 seconds East along the North line of the called 52.875 acre tract two and the South line of the said Joan C. Crossley 50.00 acre tract, 1743.05 feet to the place of beginning and containing 52.695 acres of land of which 0.523 acres lies within County Road No. 2602.

SECOND TRACT: Being a 50.000 acre tract of land situated in the ANTONIO Y'BARBO SURVEY, Abstract No. 979, and being a portion of a called 114.49 acre tract of land as described in deed to Clarence E. Halsey and wife, Lina B. Halsey, as recorded in Volume 1360, page 262, Real Records of Van Zandt County, Texas, said 50.000 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the Northeast corner of a called 0.995 acre tract of land as described in deed to Gary E. Vawter and V. Rajean Vawter as recorded in Volume 1998, page 633, of said Real Records, the Northwest corner of a called 5.055 acre tract of land as described in said Vawter deed and being in the South line of said called 114.49 acre tract;

THENCE South 87 deg. 51 min. 13 sec. West along the North line of said called 0.995 acre tract and the South line of said called 114.49 acre tract passing at a distance of 174.30 feet a 1" iron pipe found, in all a total distance of 208.70 feet to the Northwest corner of said called 0.995 acre tract and the Southwest corner of said called 114.49 acre tract, same being in the approximate centerline of Van Zandt County Road 2602;

THENCE North 04 deg. 47 min. 21 sec. East along the West line of said called 114.49 acre tract and the approximate center line of Van Zandt County Road 2602 a distance of 810.79 feet to the Northwest corner of the herein described tract and being South 04 deg. 47 min. 21 sec. West a distance of 957.87 feet from the Northwest corner of said called 114.49 acre tract;

THENCE North 87 deg. 59 min. 13 sec. East over and across said called 114.49 acre tract passing a 1/2" iron rod set with yellow plastic cap marked "R.P.L.S. 5305" at a distance of 28.23 feet, in all a total distance of 2835.20 feet to a 1/2 inch iron rod set with yellow plastic cap marked "R.P.L.S. 5305" in the East line of said called 114.49 acre tract and being South 04 deg. 30 min. 01 sec. West a distance of 1049.35 feet from a fence corner post for the Northeast corner of said called 114.49 acre tract;

THENCE South 04 deg. 30 min. 01 sec. West along the East line of said called 114.89 acre tract a distance of 725.81 feet to a fence corner post for the Southeast corner of said called 114.49 acre tract and the Northeast corner of a called 52.875 acre tract of land as described in deed to Andre Crossley and wife, Joan Crossley, as recorded in Volume 1456, page 319, of said Real Records;

THENCE South 86 deg. 03 min. 15 sec. West along the South line of said called 114.49 acre tract and the North line of said called 52.875 acre tract, a distance of 1744.07 feet to a railroad spike found for the Northernmost Northwest corner of said called 52.875 acre tract and the Northeast corner of aforesaid called 5.055 acre tract;

THENCE South 86 deg. 24 min. 48 sec. West, along the North line of said called 5.055 acre tract and the South line of said called 114.49 acre tract, a distance of 897.46 feet to the point of beginning and containing 50.000 acres or 2,178,000 square feet of land of which 0.579 of an acre or 25,205 square feet of land lies within the roadway area, leaving a net of 49.421 acres or 2,152,795 square feet of land, more or less.