

18-0031 FC
FILED FOR RECORD
SHELBY COUNTY, TEXAS

Notice of Foreclosure Sale 2018 OCT 30 PM 2 45

JENNIFER L. POITTEAU
COUNTY CLERK
BY *[Signature]* DEPUTY

("Deed of Trust"):

Dated: Correction Deed of Trust dated February 29, 2019

Grantor: Gwyn L. Cockrell

Trustee: Mathew D. Mettaufer

Lender: Wanda McWilliams

Recorded in: Filed under clerk number 2012001433 in the Official Public Records of Shelby County, Texas.

Legal Description: Being 0.624 of an acres of land, more or less, in the W.H. Clark Survey, A-130, and the W.R. Childress Survey, A-878, and the C.M. Hill Survey, A-1122, and being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

Secures: ("Note") in the original principal amount of \$17,910.95, executed by Gwyn L. Cockrell ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, December 4, 2018

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: Shelby County Courthouse

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 Wanda McWilliams's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Wanda McWilliams, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Wanda McWilliams's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Wanda McWilliams's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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 Wanda McWilliams 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.

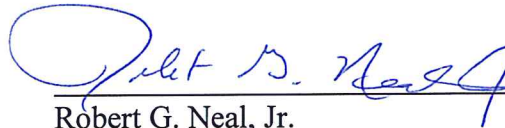
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Wanda McWilliams. 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.

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.

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.



Robert G. Neal, Jr.

Attorney for Wanda McWilliams

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Hemphill, Texas 75948

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State Bar No. 00794356

EXHIBIT A

Being a legal description to a 0.624 acre tract in the W.H. Clark Survey, A-130, the W.R. Childress Survey, A-878, and the C.M. Hill Survey, A-1122, being out of and part of the remaining portion of a called 1.241 acre tract described in a Deed to Wanda McWilliams from Joaquin Community Church dated December 4, 2003, recorded in Volume 977 Page 233 of the Official Public Records of said County and is further described by metes and bounds as follows to-wit:

BEGINNING: At a ½" iron rod found for the Northwest corner of this tract and said 1.241 acre tract also being in the South Right-of-Way (ROW) line of State Highway #7;

THENCE: N 51°04'24" E 104.29' with said ROW to a ½" iron rod with cap Stamped "M Birdwell RPLS #5148" set for an angle corner of this tract, said 2.41 acre tract, and said Highway;

THENCE: N 59°32'15" E 126.20' continuing with said ROW to a ½" iron rod with cap Stamped "M Birdwell RPLS #5148" set for the Southeast corner of this tract and said 2.41 acre tract also being the Northwest corner of a called 2.889 acre tract recorded in Document # 2008007501 of the Official Public Records of said County;

THENCE: S 32°49'10" E 129.24' to a ½" iron rod with cap Stamped "M Birdwell RPLS #5148" set for the most Easterly corner of this tract, in the West line of said 2.889 acre tract, and for the most Northerly corner of a 0.569 acre tract "Tract #2" Surveyed this day by me WM Mark Birdwell RPLS #5148; from which a ½" iron rod with cap Stamped "M Birdwell RPLS #5148" set for the most Easterly corner of said Tract #2 bears S 32°49'10" E 49.03';

THENCE: S 54°38'14" W 126.01' to a ½" iron rod with cap Stamped "M Birdwell RPLS #5148" set for the most Southerly corner of this tract and an interior angle corner of said Tract #2;

THENCE: N 32°05'51" W 29.03' to a ½" iron rod with cap Stamped "M Birdwell RPLS #5148" set for an interior angle corner of this tract and the most Northerly corner of said Tract #2;

THENCE: S 59°43'34" W 94.75' to a ½" iron rod with cap Stamped "M Birdwell RPLS #5148" set for the Southwest corner of this tract, the Northwest corner of said Tract #2, and in the West line of said 1.241 acre tract; from which a ½" iron rod with cap Stamped "M Birdwell RPLS #5148" set for an angle corner of said Tract #2 and said 1.421 acre tract bears S 38° 33' 23" E 43.80'

THENCE: N 38°33'23" W 96.17' with the West line of said 1.241 acre tract to the point of beginning containing 0.624 acres of land;