

POSTED

A.M. 1:23 P.M.

DEC 07 2017

NOTICE OF FORECLOSURE SALE

GWINDA JONES, COUNTY CLERK

ERATH COUNTY, TEXAS

1. **Property to be sold.** The property to be sold is described on **Exhibit "A"** attached hereto. CW Deputy

2. **Instrument to be Foreclosed.** Deed of Trust dated July 15, 2015, recorded on July 16, 2015 as Document No. 2015-03989, Official Records, Erath County, Texas.

3. **Date, Time, and Place of Sale.**

Date: Tuesday, January 2, 2018

Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.

Place: Erath County Courthouse, Texas, at the following location: SOUTH ENTRANCE OF 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Prospective bidders are reminded that by law the 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. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the mortgagor, the mortgagee or the mortgagee's attorney.

5. **Obligations Secured.** The Deed of Trust executed by Brian Welsh and Tasha Welsh provides that it secures the payment of the indebtedness in the original principal amount of \$320,000.00, and obligations therein described including but not limited to the real estate lien note. The Estate of Cecil Loftin is the current holder of the note and deed of trust.

6. **Default and Request to Act.** Default has occurred under the deed of trust, and Beth Thurman has been duly appointed 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.

[signed and acknowledged on the following page]



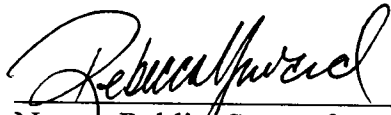
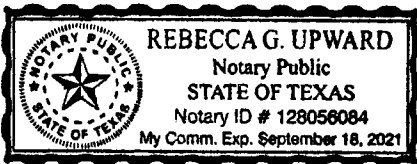
Beth Thurman
Kelly, Hart and Hallman, LLP
201 Main Street, Suite 2500
Fort Worth, Texas 76102

THE STATE OF TEXAS

§
§
§

COUNTY OF TARRANT

SUBSCRIBED AND SWORN TO before me by Beth Thurman on this 4th day of December, 2017.



Notary Public, State of Texas

EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain 29.992 acres out of the E. Meisenhelter Survey, A-557, Erath County, Texas, being part of a certain 30 acre tract described in deed dated September 8, 1995, from Leslie Billingsley, et ux to Joe Billingsley, and wife, Ginger Billingsley, recorded in Volume 895, Page 623, Real Records of Erath County, Texas, and all of a 2.00 acres tract described in deed from Larry D. Walker to Joe Billingsley and Ginger Billingsley recorded as Clerk's File No. 2009-04449 and the 29.992 acres being described as follows:

BEGINNING at a 3/8" iron rod found near fence corner at NWC of the E. Meisenhelter Survey, A557, being the NWC of said 30 acre tract, for NWC of this tract;

THENCE N. 59° 57' 16" E. with North line of the Meisenhelter Survey and South line of the Weldon Huston, et ux, 81.681 acre tract, described in deed recorded in Volume 786, Page 213, Deed Records of Erath County, Texas, 1944.31 feet to a 3/8" iron rod set in North line of the 30 acre tract, being NWC of 2.00 acres described in deed from Joe Billingsley and wife, Ginger Billingsley to Larry D. Walker, recorded as Clerk's File No. 2009-04455 for Northerly NEC of this tract;

THENCE S. 30° 35' 58" E. across pasture, with West line of said 2.00 acre tract conveyed to Walker, 671.55 feet to a 3/8" iron rod set at SWC of the 2.00 acres for inner corner of this tract;

THENCE S. 76° 36' 37" E. across pasture, at 166.21 feet, the SEC of said 2.00 acres conveyed to Walker and NWC of the 2.00 acre tract conveyed to Billingsley a total distance, along South line of the remainder of the Larry D. Walker 77.7 acre tract described in deed recorded in Volume 825, Page

425, Deed Records of Erath County, Texas, of 591.25 feet to a 3/8" iron rod set in West side of County Road No. 351, at NEC of the 2.00 acre tract conveyed to Billingsley, for Easterly NEC of this tract;

THENCE with West side of County Road 351, as follows: S. 02° 48' 41" E. 246.10 feet, set 3/8" iron rod at SEC of the 2.00 acre tract and Easterly NEC of said 30 acre tract; and S. 08° 42' 12" W. 118.30 feet to a 3/8" iron rod set at Easterly SEC of the 30 acre tract, for Easterly SEC of this tract;

THENCE N. 76° 36' 37" W. with fence and North line of the Michael O' Quinn and Julia O' Quinn 17.776 acre tract described in deed recorded in Volume 938, Page 784, Real Records of Erath County, Texas, 1472.91 feet to a 3/4" iron rod found near fence corner, for inner corner of the 30 acres and inner corner of this tract;

THENCE S. 13° 21' 38" W. with fence and West line of the 17.776 acres, at 523.70 feet, a 3" pipe corner post, a total distance of 524.67 feet to Southerly SEC of the 30 acre tract, for Southerly SEC of this tract;

THENCE N. 76° 36' 06" W. (base bearing) with fence and the North line of the Michael O' Quinn and Julia O' Quinn 36.059 acre tract described in deed recorded in Volume 1369, Page 417, Real Records of Erath County, Texas, 1058.37 feet to a 3/8" iron rod found a base of post oak tree, for West line of the E. Meisenhelter Survey, SWC of the 30 acre tract and SWC of this tract;â

THENCE N. 20° 26' 50" W. with West line of the Meisenhelter Survey and East line of the Virgie O. Whitten 30 acre tract described in deed recorded in Volume 621, Page 991, Deed Records of Erath County, Texas, 30.24 feet to the place of beginning, containing 29.992 acres.
