

**ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.**

POSTED

A.M. 12:18 P.M.

NOV 13 2017

GWINDA JONES, COUNTY CLERK  
ERATH COUNTY, TEXAS

By CW Deputy

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, LOWELL RAY TAYLOR AND WIFE, CANDY LYNN TAYLOR delivered that one certain Deed of Trust dated FEBRUARY 28, 2007, which is recorded in INSTRUMENT NO. 71974 of the real property records of ERATH County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$128,841.00 payable to the order of AMERICARE INVESTMENT GROUP, INC. DBA PREMIER CAPITAL LENDING, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

**WHEREAS**, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

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

**WHEREAS**, NATIONWIDE ADVANTAGE MORTGAGE COMPANY, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

**NOTICE IS HEREBY GIVEN** that on Tuesday, DECEMBER 5, 2017, beginning at 10:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

The sale will occur at that area designated by the Commissioners Court of ERATH County, Texas, for such sales (OR AT ON THE OUTSIDE SOUTH STEPS OF THE COURTHOUSE).

**NOTICE IS FURTHER GIVEN** that the address of NATIONWIDE ADVANTAGE MORTGAGE COMPANY, the Mortgagee or Mortgage Servicer, is P.O. BOX 919000, DES MOINES, IOWA 50391. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: NOVEMBER 13, 2017.

  
SUBSTITUTE TRUSTEE(S)

MICHAEL J. SCHROEDER OR GUY WIGGS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, TIM LEWIS, LORI MCCARTY, JUANITA COX, JIMMY BREWER, STEPHAN RAWLINGS, DIASHA PERKINS, JASON BREWER, AURORA CAMPOS, SHAWN SCHILLER, RAMIRO CUEVAS, OR PATRICK ZWIERS

FILE NO.: AGM-1608  
PROPERTY: 955 COUNTY RD 245  
STEPHENVILLE, TEXAS 76401

LOWELL RAY TAYLOR

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 394-3086  
Fax: (972) 394-1263

EXHIBIT "A"

Being all that certain tract or parcel of land, a part of the M. F. Hernandez Survey, Abstract No. 348 in Erath County, Texas, being a 1.0000 acre tract out of the called 169.58 acres deeded to Lowell Ray Taylor by deed recorded in Volume 1220, Page 457 of the Deed Records of Erath County, Texas, and being more fully described as follows:

Beginning at a 1/2" capped iron rod set in the North line of County Road No. 245, same being in a South line of said called 169.58 acres and being the Southeast corner of this tract being described herein, and from which an 8" wood corner post for an ell corner of said called 169.58 acres bears North 59 degrees 38 minutes 01 second East, a distance of 503.67 feet;

Thence South 59 degrees 38 minutes 01 second West, generally with a fence along said South line and said County Road, a distance of 152.01 feet to a 1/2" capped iron rod set in said fence for the Southwest corner of this tract;

Thence North 29 degrees 28 minutes 52 seconds West, across said called 169.58 acres, a distance of 286.65 feet to a 1/2" capped iron rod set for the Northwest corner of this tract;

Thence North 59 degrees 38 minutes 36 seconds East, continuing across said called 169.58 acres, a distance of 151.97 feet to a 1/2" capped iron rod set for the Northeast corner of this tract;

Thence South 29 degrees 29 minutes 19 seconds East, continuing across said called 169.58 acres, a distance of 286.63 feet to the place of beginning and containing 1.0000 acres.

FILE NO.: AGM-1606  
LOWELL RAY TAYLOR