

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: December 8, 2014

Substitute Trustee: John Malone

Substitute Trustee's Street Address: 1838 N. Valley Mills Drive, Waco, Texas 76710

Lender: First Central Credit Union, a successor in interest by merger with Sears Waco Credit Union

### Note

Date: March 22, 2006

Borrower: Mathew Paul Stevens

Payee: Sears Waco Credit Union

Principal Amount: \$57,000.00

POSTED  
A.M. 3:50 P.M.

DEC 12 2014

GWINDA JONES, COUNTY CLERK  
ERATH COUNTY, TEXAS  
BY LCS DEPUTY

### Deed of Trust

Date: March 22, 2006

Grantor: Mathew Paul Stevens

Trustee: Sears Waco Credit Union

Original Beneficiary: Sears Waco Credit Union

Recording information: Document # 62900, Volume 1273, Page 161 of the Official Public Records of Erath County, Texas.

Property: See attached Exhibit A, and more commonly known and numbered as 442 P.R. 1617, Stephenville, Texas 76401

County: Erath

Date of Sale (first Tuesday of month): January 6, 2015

Time of Sale: 1:00 p.m. or within three hours thereof

Place of Sale: South steps of the Erath County Courthouse in Stephenville, Texas.

Lender has appointed John Malone as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

**NOTICE: Assert and protect your rights as a member of the armed forces to 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.**

*John Malone - with Permission*  
JOHN MALONE, SUBSTITUTE TRUSTEE  
(254) 772-3722

*Sofia Gutierrez*

## EXHIBIT A

All that certain parcel or tract of land out of the M. S. Crow Survey, Abstract No. 1055, Erath County, Texas, and being the same 1.280 acres as described in a deed to Green Tree Servicing, L.L.C., recorded in Volume 1203, Page 391 of the Deed Records of Erath County, Texas, and being a part of the remaining portion of the called 134.203 acre tract as described in a deed to Larry R. Buck Company, Inc., recorded in Volume 950, Page 450 of the Real Records of Erath County, Texas, and being more fully described as follows:

Beginning at a 3/8" capped iron rod found in place in the Northeast right of way of Private Road No. 167, same being the Northwest corner of Lot 7, in Block 1, of Marathon Hills Subdivision, according to the Plat thereof as recorded in Slide A-312-B, and being the Southwest corner of said 1.280 acres and this tract;

Thence North 29°41'25" West, along the Northeast line of said Road, a distance of 115.80 feet to a 1/2" iron rod found in place at the Southwest corner of Lot 9, Block 1, of said Subdivision, same being the Northwest corner of said 1.280 acres and this tract;

Thence North 60°18'35" East, along the Southeast line of said Lot 9, a distance of 481.52 feet to a 3/8" capped iron rod found in place at the Southeast corner of said Lot 9, same being an angle corner for the remainder of the said called 134.203 acre tract, and being the Northeast corner of said 1.280 acres and this tract being described herein;

Thence South 29°41'25" East, across said remainder tract, a distance of 115.80 feet to a 3/8" capped iron rod found in place for the Northeast corner of said Lot 7 of said Subdivision, and being another angle corner of the said remainder tract, and being the Southeast corner of said 1.280 acres and this tract;

Thence South 60°18'35" West, along the Northwest line of said Lot 7, a distance of 481.52 feet to the place of beginning and containing 1.280 acres.