

## NOTICE OF FORECLOSURE SALE

1. **Property to Be Sold.** The property to be sold is described as follows:

SEE EXHIBIT "A"

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 01/05/2011 and recorded in Document 2011-00129 real property records of Erath County, Texas.

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

**Date:** 06/03/2014

**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.

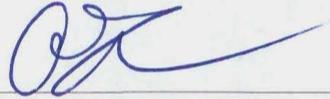
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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 DONNA J WALLACE, provides that it secures the payment of the indebtedness in the original principal amount of \$126,704.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A. is the current mortgagee of the note and deed of trust.

6. **Default and Request to Act.** Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.



ANGELA LEWIS, DONNA STOCKMAN, BRENDA WIGGS,  
DENISE BOERNER or David Stockman  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529

14-000023-510  
2344 US HIGHWAY 67  
STEPHENVILLE, TX 76401

**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.**

~~FILED FOR RECORD  
At 2:14 O'Clock        M  
MAY 12 2014  
GWINDA JONES, COUNTY CLERK  
ERATH COUNTY, TEXAS  
BY LGS DEPUTY~~

POSTED  
2:14 A.M.        P.M.

MAY 12 2014  
GWINDA JONES, COUNTY CLERK  
ERATH COUNTY, TEXAS  
BY LGS DEPUTY

EXHIBIT "A"

All that certain 0.986 acres out of the Mathew Roberts 1/3 League Survey, A-640, Erath County, Texas, being same land called 0.98 acres in deed dated June 10, 2008, from GMAC Mortgage, LLC, to Martin Cooper and Kimberly Cooper recorded in Volume 1387, Page 743, Real Records of Erath County, Texas, and the 0.986 acres being described as follows:

BEGINNING at a 3/8" iron rod set in Southwesterly right of way of U. S. Highway No. 67, at NWC of the former Henry Wehrmann tract described in deed recorded in Volume 271, Page 158, Deed Records of Erath County, Texas, being NEC of the Randy Schmutz 120 acre tract described in deed recorded in Volume 974, Page 138, Real Records of Erath County, Texas, for NWC of this tract;

THENCE S. 69° 51' 21" E. with highway right of way, 321.90 feet to a 3/8" iron rod set in fence, for East corner of this tract;

THENCE S. 20° 35' 40" W. with fence and West line of the Martin Cooper 28.03 acre tract described in deed recorded in Volume 1153, Page 241, Real Records of Erath County, Texas, 266.98 feet to a 3/8" iron rod set by corner post, for SWC of this tract;

THENCE N. 30° 00' 00" W. (base bearing) with fence and East line of said Schmutz 120 acre tract, 416.59 feet to the place of beginning, containing 0.986 acres.