

**Notice of Trustee's Sale**

**POSTED**

**A.M. 3:35 P.M.**

**APR 07 2016**

**GWINDA JONES, COUNTY CLERK  
ERATH COUNTY, TEXAS**

By *[Signature]* Deputy

Date: April 1, 2016  
Original Trustee: William H. Oxford  
Mortgagee: James R. Jackson and Kimberly L. Jackson  
Note: Promissory Note dated July 22, 2014, executed by Garrett Frey and wife, Allison Frey, secured by a Deed of Trust dated July 22, 2014, to Trustee, William H. Oxford and recorded at Document No. 2014-04123, of the Real Property Records, Erath County, Texas.

**Deed of Trust**

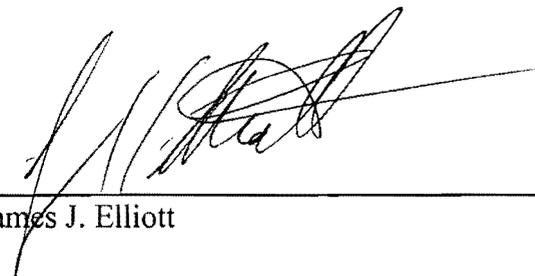
Date: July 22, 2014  
Grantor: Garrett Frey and Allison Frey  
Original Mortgagee: James R. Jackson and Kimberly L. Jackson  
Recording information: Recorded at Document No. 2014-04123 in the Real Property Records of Erath County, Texas  
Property: See Exhibit "A" attached hereto and incorporated herewith.  
County: Erath County, Texas  
Substitute Trustees' Names: James J. Elliott or Melinda Ward, either one of whom may act independently  
Substitute Trustee's Address: 188 North Graham, Stephenville, Texas 76401

Date of Sale (first Tuesday of month): May 3, 2016  
Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m.  
Place of Sale: On the south steps of the Erath County Courthouse.

Mortgagee has appointed James J. Elliott or Melinda Ward, either of whom may act independently, as Substitute Trustees under an Appointment of Substitute Trustees, Document No. 2016-01655, dated April 5, 2016, recorded in the Real Property Records, Erath County, Texas. Mortgagee has instructed Trustees to offer the Property for sale toward the satisfaction

of the Note.

Notice is given that on the Date of Sale, Trustees will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at 10:00 a.m. or not later than three hours thereafter.



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James J. Elliott

**Property (including any improvements):**

All that certain 8.72 acres, being 7.21 acres in the J.I. Dupuy Survey, A-196 and 1.51 acres in the H.C. Hudson Survey, A-342, Erath County, Texas, and being part of a certain 229.29 acre tract described in Deed dated Oct. 27, 1986, from John B. Harris to John D. Young, et al, recorded in Vol. 701, page 278, Deed Records of Erath County, Texas, further described as follows:  
BEGINNING at a point in county road, from which point an iron rod at fence bears N. 29-51-56 W. 20.0 feet, and from same point the SWC of the Dupuy Survey bears N. 59-56-49 E. 93.4 feet and S 29-51-56 E. 288.9 feet; in the South line of said 229.29 acre tract, the SWC of this tract;  
THENCE N. 29-51-56 W. 706.0 feet to an iron rod for the NWC of this tract;  
THENCE N. 59-56-49 E. 538.1 feet to an iron rod for the NEC of this tract;  
THENCE S. 29-51-56 E. 706.0 feet to a point in county road, from which point an iron rod bears N. 29-51-56 W. 23.0 feet, for the SEC of this tract;  
THENCE S. 59-56-49 W. with road and South line of the 229.29 acre tract, 538.1 feet to the place of beginning, containing 8.72 acres, of which 0.27 acres is in county road.