

Notice of Trustee's Sale

POSTED

_____ A.M. 3:15 P.M.

OCT 07 2016

Date: November 1, 2016

Original Trustee: Jim Mulloy

Mortgagee: Dorothy Shutter

Note: Promissory Note dated August 17, 2010, executed by Tiffanie McMenamee, secured by a Deed of Trust dated August 17, 2010, to Trustee, Jim Mulloy, and recorded at Document No. 2010-05097, of the Real Property Records, Erath County, Texas.

Deed of Trust:

Date: August 17, 2010

Grantor: Tiffanie McMenamee

Original Mortgagee: Dorothy Shutter

Recording information: Recorded at Document No.2010-05097 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): November 1, 2016

Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m.

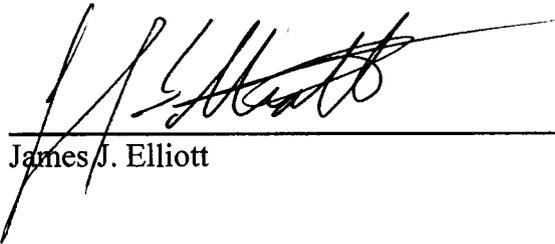
Place of Sale: On the south steps of the Erath County Courthouse.

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. 2016-04876, dated September 9, 2016, recorded in the Real Property Records, Erath County, Texas. Mortgagee has instructed Trustees to offer the Property for sale toward the

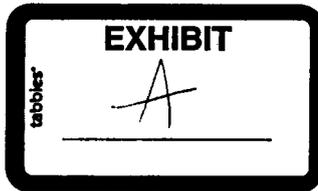
GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
By lg Deputy

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 PROPERTY IN THIS DISPOSITION. The sale will begin at 10:00 a.m. or not later than three hours thereafter.



James J. Elliott



Property:

TRACT ONE: Being Tract 7 of 3.06 acres of land, out of the W.E. Howeth Survey, Abstract No. 390, Erath County, Texas, of Tree House Estates, a subdivision of 97.59 acre tract of land being part of the same 97.59 acre tract of land described as First Tract in Deed from Mildred Jones, Guardian to L.H. Jones, dated August 13, 1979, and recorded in Volume 574, Page 370, Deed Records, Erath County, Texas.

TRACT TWO: All that certain 2.27 acre tract of land, being part of Tract No. 6 of Tree House Estates, a subdivision in Erath County, Texas as shown by a plat thereof recorded in Volume 1, Page 104 of the Plat Records of Erath County, Texas, being part of the same land described in deed from Charles Mazurek, Trustee to Ray Howard, dated May 26, 1981 and recorded in Volume 594, Page 232 of the Deed Records of Erath County, Texas and

described as follows:

BEGINNING at an iron rod found in place in the west line of a 50 foot wide road, being the NE corner of Tract No. 6 of Tree House Estates, for the NE corner of this tract;
THENCE S 22° 43' 40" E along the west line of said 50 foot road, 297.73' to an iron rod found in the place at the SE corner of said Tract 6 and the NE corner of Tract 5, for the SE corner of this tract;
THENCE S 78° 12' 34" W, 460.93' to an iron rod set in the west line of Tract 6, for the SW corner of this tract;
THENCE N 21° 49' W, 140.0' to an iron rod found in the place at the NW corner of Tract 6, for the NW corner of this tract;
THENCE N 58° 24' E, 455.79' to the place of beginning and containing 2.27 acres of land.