

POSTED

A.M. 3:42 P.M.

MAR 09 2023

GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS

By CW Deputy

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Guy Wiggs, Donna Stockman, David Stockman, Michelle
Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon,
Jamie Dworsky
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX06000017-23-1

APN R000074522

TO No 230038215-TX-RW1

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on October 21, 2017, **CLINTON R VERA, ALSO KNOWN OF RECORD AS CLINTON VERA AND KAYLA VERA, HUSBAND AND WIFE** as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of JACKIE BIGGS as Trustee, NAVY FEDERAL CREDIT UNION as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$239,572.00, payable to the order of NAVY FEDERAL CREDIT UNION as current Beneficiary, which Deed of Trust recorded on November 1, 2017 as Document No. 2017-05970 in Erath County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN R000074522

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Guy Wiggs, Donna Stockman, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and NAVY FEDERAL CREDIT UNION, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

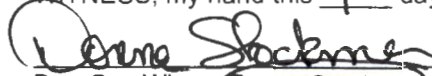
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, May 2, 2023 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Erath County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **On the outside south steps of the Erath County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and NAVY FEDERAL CREDIT UNION's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and NAVY FEDERAL CREDIT UNION's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 9 day of March 2023



By: Guy Wiggs, Donna Stockman, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

LEGAL DESCRIPTION

EXHIBIT "A"

All that certain 16.703 acres tract of land out of the Joshua Graham Survey, Abstract No. 314 and the William Lawrence Survey, Abstract No. 494, both in Erath County, Texas; being all of a certain 2.06 acres tract and all of a certain 14.64 acres tract deeded to Justin T. Pratt and wife in Document No. 2010-06058 of the Official Public Records of Erath County, Texas; and being further described by meets and bounds as follows:

Beginning at a found 3/8" iron rod with cap at the intersection of the west line of Erath County Road No. 302 and north line of the Old M.K.T. Railroad right of way, being the southeast corner of said 14.64 acres tract, for southeast and beginning corner of this tract.

Thence along a fence line along the north line of said Railroad and the south line of said 14.64 acres tract, the following courses and distances:

N. 79 deg. 43 min. 55 sec. W. 86.14 feet to a found 3/8" iron rod with cap

N. 79 deg. 08 min. 31 sec. W. 50.47 feet to a found 3/8" iron rod with cap

N. 80 deg. 45 min. 31 sec. W. 49.96 feet to a found 3/8" iron rod with cap

N. 82 deg. 03 min. 36 sec. W. 48.91 feet to a found 3/8" iron rod with cap

N. 83 deg. 34 min. 47 sec. W. 81.02 feet to a found 3/8" iron rod with cap

N. 86 deg. 10 min. 05 sec. W. 100.18 feet to a found 3/8" iron rod with cap

N. 88 deg. 47 min. 54 sec. W. 92.63 feet to a found 3/8" iron rod with cap

S. 88 deg. 16 min. 38 sec. W. 98.63 feet to a found spike in a 12" Live Oak tree

And S. 86 deg. 44 min. 05 sec. W. 710.03 feet to a set 3/8" iron rod at the northeast corner of a certain 40 acres tract deeded to Larry D. Gibson in Volume 949, Page 518 of said Official Public Records for the southwest corner of this and said 14.64 acres tract.

Thence N. 05 deg. 04 min. 53 sec. W., along a fence, 453.97 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this and said 14.64 acres tract.

Thence N. 09 deg. 50 min. 03 sec. W. 201.29 feet to a found 3/8" iron rod with cap in pasture for the northwest corner of this and said 14.64 acres tract.

Thence N. 75 deg. 01 min. 19 sec. E., passing thru a metal shed, 162.94 feet to a 3" steel post at the northwest corner of said 2.06 acres tract, same being the most northerly northeast corner of said 14.64 acres tract, for a corner of this tract.

Thence N. 75 deg. 07 min. 41 sec. E. 319.58 feet to a found 3/8" iron rod with cap in the west line of Erath County Road No. 521 and at the northeast corner of said 2.06 acres tract for the most northerly northeast corner of this tract.

Thence along the west line of said Erath County Road No. 521, S. 21 deg. 35 min. 46 sec. E. 289.00 feet to a found 3/8" iron rod at the southeast corner of said 2.06 acres tract for a corner of this tract.

Thence along the southwest line of said Erath County Road No. 521, S. 77 deg. 05 min. 48 sec. E. 23.79 feet to a 2" steel post for a corner of this and said 14.64 acres tract.

Thence N. 59 deg. 33 min. 05 sec. E. 429.11 feet to a found 3/8" iron rod at the intersection of the south line of said Erath County Road No. 521 and the west line of said Erath County Road No. 302, for the most easterly northeast corner of this and said 14.64 acres tract.

Thence along the west line of said Erath County Road No. 302, S. 29 deg. 55 min. 48 sec. E. 844.66 feet to the place of beginning.

NOTE: The Company does not represent that the above acreage or square footage calculations are correct.