

AUG 04 2017

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Antonia J. J. J.
COUNTY CLERK, CORYELL CO., TEXAS

You, Gregory A. Seward and Betty J. Seward, are hereby notified that on Tuesday, September 5, 2017, between the hours of 10:00 a.m. and 1:00 p.m., at the Coryell County Courthouse, located at 620 E Main St., Gatesville, TX 76528 or wherever else designated by the Commissioner's court, the undersigned will sell at public auction to the highest bidder for cash the following real property (including all improvements and manufactured home):

All that certain tract or parcel of land situated in Coryell County, Texas, being 2.193 acres of land out of the Barbara Kelly Survey, A-592 and being a part of that Second tract of 172 acres described in Deed to Terry L. Pearce per Vol. 421, page 503 Coryell County Deed Records, said 2.193 acre tract described by metes and bounds in Exhibit "A", attached hereto and incorporated herein by reference together with all improvements constructed upon, affixed to or located upon the above described real property, including without limitation any residential dwelling located upon the real property, which dwelling is a 2011 MHDMAN00000301 dba Southern Energy Homes of Texas Manufactured home; Model: MC3561; Serial No. SFW013788TXA/B; Label/Seal No. NTA1555317/8 which manufactured home has been placed on and affixed to the real property.

The earliest time that the sale will begin is 10:00 a.m.

The address or other common designation of this real property is 797 CR 274, Gatesville, Texas 76528.

The sale will be made to satisfy the debt evidenced by the Promissory Note dated January 4, 2013, in the original principal sum of \$123,139.11, executed by you as Maker to Vanderbilt Mortgage and Finance, Inc., as payee, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated January 4, 2013. The Deed of Trust was executed by you as Grantor to Michael Gary Orlando as Trustee for the benefit of Vanderbilt Mortgage and Finance, Inc. and was recorded in the real property records of Coryell County, Texas. Vanderbilt Mortgage and Finance, Inc., the current holder of the Note and Deed of Trust has requested me, the Successor Trustee, to enforce this trust by selling the real property because you are in default of the Deed of Trust, which requires you to make monthly payments constituting principal and interest. You have failed to make monthly payments to Vanderbilt Mortgage and Finance, Inc. as agreed.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. Your payoff up to August 26, 2017 is \$114,837.96. Said balance continues to accrue interest per day after that date. The debt has been accelerated because you failed to cure the default as was requested in the Notice of Default and Right to Cure Default previously sent to you.

The original beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated July 28, 2017. As successor trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

Questions concerning this matter may be made to the undersigned at 713-521-0800 or by mail at 440 Louisiana, Suite 1110, Houston, Texas 77002.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE UNITED 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 OR THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated this 13th day of August, 2017.

[Handwritten Signature]
By: _____
Monica Schulz Orlando, Trustee
or Michael Gary Orlando, Trustee
or Matthew Williams, Trustee

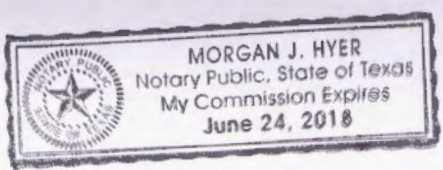
STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

SUBSCRIBED AND SWORN TO BEFORE ME on this 13th day of August, 2017 by

Monica Schulz Orlando.



[Handwritten Signature]

NOTARY PUBLIC in and For
The State of Texas

Printed Name: Morgan J. Hyer

My Commission Expires: 6/24/18



SHOCKLEY ENGINEERING AND SURVEYING

200 S. RICE AVE. HAMILTON, TEXAS 76531
OFFICE PH. 254-388-8580

FIELD NOTES

EXHIBIT A

THE STATE OF TEXAS

CORYELL COUNTY

All that certain tract or parcel of land situated in Coryell County, Texas being 2.193 acres of land out of the Barbara Kelly Survey, A-592 and being a part of that Second tract of 172 acres described in Deed to Terry L. Pearce per Vol. 421, page 503 Coryell County Deed Records, said 2.193 acre tract described by metes and bounds as follows;

BEGINNING at a 3/8" steel pin with cap set in the North line of Old Osage Road, a County Road, being N82-01-04E, 883.43 from its intersection with the East line of Cedar Mountain Road, same being the occupied SWC of said 172 acre tract, said pin the SWC of this'

THENCE N12-27-31W, (all GPS bearings) an unfenced line, at 352.83 feet a 3/8" steel pin with cap set, the NWC of this'

THENCE N79-23-40E, an unfenced line, at 271.65 feet a 3/8" steel pin with cap set in the West line of the Terry Pearce house tract, said pin the NEC of this;

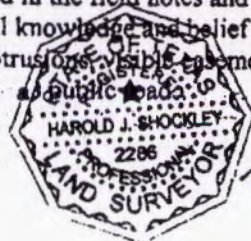
THENCE S13-41-41E along fence, at 341.62 feet a 3/8" steel pin with cap set, the SWC of said Pearce house tract and the SEC of this;

THENCE S77-01-41W along the fenced North line of Old Osage Road, at 278.89 feet the Point of Beginning and containing 2.193 acres of land.

Surveyed; 7 Dec. 2008
For Terry Pearce

Rodman Brandon Buffe

I, Harold J. Shockley, Registered Professional Land Surveyor of the State of Texas do hereby state that the foregoing survey was made by me, on this date, on the ground and that the corners are marked as indicated in the field notes and on the plat attached hereto. I also state that to the best of my professional knowledge and belief that there are no shortages of area, that there are no encroachments, protrusions, visible easements, or flood hazards, except as shown and that the property has access to



Harold J. Shockley
Registered Prof. Land Surveyor
No. 2286 of Texas