

SEP 12 2017

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

*Barbara Simpson*  
COUNTY CLERK, CORYELL CO., TEXAS

You, Danny Wilson, are hereby notified that on Tuesday, October 3, 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 and being out of the Joseph Burns Survey and being 2 acres of land, more or less out of the SEC of that 22.14 acre tract of land conveyed to Danny Wilson in Deed of Record under Instrument No. 103883, Public Records, Coryell County, Texas and also being a part of a 167 acre tract described as "Tract No. Three" in Fieldnotes from Arvin McDonald to Fred Foote III, et al of record in Vol 200, page 178, Deed Records, Coryell County, Texas, and said 2 acres being more fully described by metes and bounds set forth in the attached 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 1998 Oakwood Manufactured Home; Model: 1131; Serial Number HOTX09904168 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 855 County Road 216, Gatesville, Texas 76528.

The sale will be made to satisfy the debt evidenced by the Promissory Note dated November 1, 1997, in the original principal sum of \$43,661.00, executed by you as Maker to Oakwood Acceptance Corporation dba Nationwide Mortgage Company, as payee, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated November 1, 1997. The Deed of Trust was executed by you as Grantor to John A. Seib, Jr. as Trustee for the benefit of Oakwood Acceptance Corporation dba Nationwide Mortgage Company and was recorded in the real property records of Coryell County, Texas. The Bank of New York Mellon f/k/a The Bank of New York, as Trustee, 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 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 2, 2017 is \$25,343.29. Said balance continues to accrue interest per day at \$7.21 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.

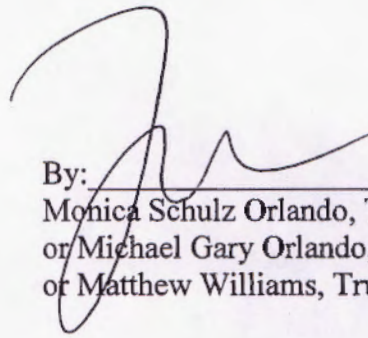


The original beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated August 31, 2017. As successor trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

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 11<sup>th</sup> day of September, 2017.

By:   
\_\_\_\_\_  
Monica Schulz Orlando, Trustee  
or Michael Gary Orlando, Trustee  
or Matthew Williams, Trustee

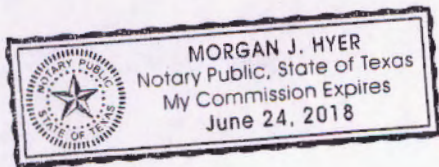
STATE OF TEXAS

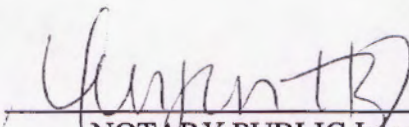
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COUNTY OF HARRIS

SUBSCRIBED AND SWORN TO BEFORE ME on this 11<sup>th</sup> day of September, 2017

by Monica Schulz Orlando.



  
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NOTARY PUBLIC In and For  
The State of Texas

Printed Name: Morgan J. Hyer

My Commission Expires: 6/24/18

# Exhibit "A"

Property: All certain tract or parcel of land in Coryell County, Texas and being out of the Joseph Burns Survey and being 2 acres of land, more or less out of the SEC of that 22.14 acre tract of land conveyed to Danny Wilson in Deed of Record under Instrument Number 103883, Public Records, Coryell County, Texas and also being a part of a 167 acre tract described as "Tract No. Three" in Fieldnotes from Arvin McDonald to Fred Foote III, et al of record in Vol 200, page 178, Deed Records, Coryell County, Texas and said 2 acres being more fully described by metes and bounds as follows:

BEGINNING at the SEC of that certain 22.14 acre tract of land (Instrument Number 103883) for SEC of this tract;

THENCE South 77 deg. 00' 00" W 296 feet along and with a fence line being the South line of said 22.14 acre tract of land;

THENCE North 30 deg. 52' 28" W a distance of 296 feet for the NWC of this;

THENCE North 77 deg. 00' 00" E 296 feet to a point in the East line of said 22.14 acre tract and same being a point in the West line of a public road, for the NEC of this tract;

THENCE South 30 deg. 52' 28" E along and with the East line of said 22.14 acre tract a distance of 296

feet to the point of beginning