

FILED
AT 3:15 O'CLOCK P.M.

JAN 11 2018

Barbara Simpson
COUNTY CLERK, CORYELL CO., TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

CORYELL County
Deed of Trust Dated: May 11, 2017
Amount: \$225,370.00
Grantor(s): ARTHUR F. NOBLE, III and JO ANN NOBLE

Original Mortgagee: LOW VA RATES, LLC
Current Mortgagee: VILLATE CAPITAL & INVESTMENT, LLC

Mortgagee Servicer and Address: c/o VILLAGE CAPITAL & INVESTMENT LLC, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 297783

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

Date of Sale: February 6, 2018 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the CORYELL County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

TIM LEWIS OR BRENDA WIGGS, GUY WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, MICHELLE SCHWARTZ, DENISE BOERNER, JILL NICHOLS OR MEGHAN LAMONTE have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Aaron Espinoza
Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2017-006045

Donna Stockman

TIM LEWIS OR BRENDA WIGGS, GUY WIGGS, DONNA STOCKMAN,
DAVID STOCKMAN, MICHELLE SCHWARTZ, DENISE BOERNER, JILL
NICHOLS OR MEGHAN LAMONTE
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

LEGAL DESCRIPTION

EXHIBIT "A"

FIELD NOTES FOR A 17.02 ACRE TRACT OF LAND IN CORYELL COUNTY, TEXAS AND BEING PART OF THE ISAAC BUNKER SURVEY, ABSTRACT NO. 68 AND BEING A PORTION OF THAT CERTAIN CALLED 15.91 ACRE TRACT DESCRIBED AS TRACT I, IN A DEED TO BOB J. HODNETT AND J. KATHLEEN HODNETT, RECORDED IN DOC. NO. 186863, DEED RECORDS OF CORYELL COUNTY, TEXAS AND EMBRACING THAT CERTAIN CALLED 1.00 ACRE-TRACT DESCRIBED AS TRACT II, IN SAID HODNETT DEED, EMBRACING THAT CERTAIN CALLED 0.30 ACRE TRACT DESCRIBED AS TRACT III, IN SAID HODNETT DEED AND EMBRACING THAT CERTAIN CALLED 0.04 ACRE TRACT DESCRIBED AS TRACT IV, IN SAID HODNETT DEED. SAID 17.02-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY THESE METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 4" METAL FENCE POST FOUND, BEING THE NORTHEAST CORNER OF SAID 15.91, AND BEING IN THE WEST LINE OF THAT CERTAIN CALLED 466.52 ACRE TRACT IN A DEED TO HARRY SHIPLEY AND ELAINE SHIPLEY, RECORDED IN DOC. NO. 189982, OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 18° 49' 54" W, 704.35 FEET, WITH THE EAST LINE OF SAID 15.91 ACRE TRACT (DEED S 18° 49' 57" W, 716.44 FEET) SAME BEING A SOUTHWESTERLY LINE OF SAID SHIPLEY TRACT, TO A 1/2-INCH REBAR FOUND WITH CAP M&A, BEING THE NORTHEAST CORNER OF THAT CERTAIN CALLED 0.24 ACRE TRACT DESCRIBED IN A DEED TO ANDREW J. GARAY, RECORDED IN DOC. NO. 289137, DEED RECORDS OF CORYELL COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 70° 38' 37" W, 871.35 FEET, OVER AND ACROSS SAID 15.91 ACRE TRACT, WITH THE NORTH LINE OF SAID 0.24 ACRE TRACT, TO A 1/2-INCH REBAR FOUND WITH CAP M&A, BEING THE NORTHWEST CORNER OF SAID 0.24 ACRE TRACT, BEING IN THE WEST LINE OF SAID 15.91 ACRE TRACT, AND BEING IN THE NORTH LINE OF THAT CERTAIN CALLED 68.28 ACRE TRACT, DESCRIBED IN SAID GARAY DEED, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 02° 19' 49" W, 208.68 FEET, WITH THE WEST LINE OF SAID 15.91 ACRE TRACT (DEED N 02° 22' 27" W, 221.55 FEET) SAME BEING THE NORTH LINE OF SAID 68.28 ACRE TRACT, TO A 3/8-INCH REBAR FOUND, IN COUNTY ROAD NO. 193, BEING A CORNER OF THAT CERTAIN CALLED 8.165 ACRE TRACT DESCRIBED IN A DEED TO FRANCIS J. MELTON, II, ET UX, RECORDED IN DOC NO. 175132, DEED RECORDS OF CORYELL COUNTY, TEXAS, FOR A CORNER OF THIS TRACT;

THENCE WITH THE WEST LINE OF SAID 15.91 ACRE TRACT (DEED N 07° 38' 00" W, 99.93 FEET, N 13° 41' 36" W, 99.82 FEET AND N 13° 28' 54" W, 99.91 FEET) SAME BEING

THE EAST LINE OF SAID 8.165 ACRE TRACT, FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) N 07° 39' 59" W, 100.16 FEET, TO A 1/2-INCH REBAR SET;

2) N 13° 40' 19" W, 99.80 FEET, TO A 1/2-INCH REBAR SET; AND

3) N 13° 26' 31" W, 99.92 FEET, TO A 3/8-INCH REBAR FOUND, BEING THE NORTHEAST CORNER OF SAID 8.165 ACRE TRACT, FOR A CORNER OF THIS TRACT:

THENCE S 87° 41' 58" E, 32.44 FEET, CONTINUING WITH THE WEST LINE OF SAID 15.91 ACRE TRACT (DEED 87° 48' 10" E, 32.49 FEET) TO A 1/2-INCH REBAR FOUND, IN THE EAST LINE OF SAID COUNTY ROAD NO. 193, BEING A CORNER OF SAID 15.91 ACRE TRACT, FOR A CORNER OF THIS TRACT:

THENCE N 09° 23' 23" W, 44.03 FEET WITH THE WEST LINE OF SAID 15.91 ACRE TRACT (DEED N 09° 34' 30" W, 44.02 FEET) SAME BEING THE EAST LINE OF SAID COUNTY ROAD NO. 193, TO A 3/8-INCH REBAR FOUND WITH CAP 5233, BEING A CORNER OF SAID 15.91 ACRE TRACT, FOR A CORNER OF THIS TRACT;

THENCE N 00° 25' 21" E, 171.00 FEET, WITH THE WEST LINE OF SAID 15.91 ACRE TRACT (DEED N 00° 25' 33" E, 171.04 FEET), SAME BEING THE EAST LINE OF SAID COUNTY ROAD NO. 193, TO A 1/2-INCH REBAR FOUND, BEING A CORNER OF SAID 15.91 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 0.30 ACRE TRACT, FOR A CORNER OF THIS TRACT:

THENCE N 00° 25' 23" E, 86.08 FEET, WITH THE WEST LINE OF SAID 0.30 ACRE TRACT (DEED N 00° 25' 33" E, 86.07 FEET) SAME BEING THE EAST LINE OF SAID COUNTY ROAD NO. 193, TO A 1/2-INCH REBAR FOUND, BEING THE NORTHWEST CORNER OF SAID 0.30 ACRE TRACT, AND BEING IN THE SOUTH LINE OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO N. COLLIER HILL JR., RECORDED IN VOLUME 477, PAGE 730, DEED RECORDS OF CORYELL COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS TRACT:

THENCE S 81° 13' 51" E, 194.80 FEET, WITH THE NORTH LINE OF SAID 0.30 ACRE TRACT (DEED S 81° 10' 48" E, 194.76 FEET) SAME BEING THE SOUTH LINE OF SAID HILL TRACT, TO A 3/8-INCH REBAR FOUND WITH CAP 5233, BEING THE NORTHEAST CORNER OF SAID 0.30 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID HILL TRACT AND BEING A CORNER IN THE SOUTH LINE OF THAT CERTAIN CALLED 5.64 ACRE TRACT, DESCRIBED IN A DEED TO NEIL C. HILL, RECORDED IN VOLUME 336, PAGE 548, DEED RECORDS OF CORYELL COUNTY, TEXAS AND BEING THE NORTHWEST CORNER OF SAID 0.04 ACRE TRACT, FOR A CORNER OF THIS TRACT;

THENCE S 24° 50' 45" E, 85.70 FEET, WITH THE NORTH LINE OF SAID 0.04 ACRE TRACT (DEED S 24° 58' 59" E, 86.58 FEET) SAME BEING THE SOUTH LINE OF SAID

5.64 ACRE TRACT TO A 3/8-INCH REBAR FOUND, IN THE NORTH LINE OF SAID 1.00 ACRE TRACT. BEING THE SOUTHEAST CORNER OF SAID 0.04 ACRE TRACT, BEING A CORNER OF SAID 5.64 ACRE TRACT. FOR A CORNER OF THIS TRACT:

THENCE S 70° 39' 23" E, 145.43 FEET, WITH THE NORTH LINE OF SAID 1.00 ACRE TRACT (DEED S 70° 43' 22" E, 210.12 FEET) SAME BEING THE SOUTH LINE OF SAID 5.64 ACRE TRACT, TO A 3/8-INCH REBAR FOUND, BEING THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT, BEING A CORNER OF SAID 15.91 ACRE TRACT FOR A CORNER OF THIS TRACT;

THENCE S 70° 42' 54" E, 412.11 FEET, WITH THE NORTH LINE OF SAID 15.91 ACRE TRACT (DEED S 70° 43' 22" E, 412.02 FEET) SAME BEING A LINE OF SAID 466.52 ACRE TRACT, TO A 4-INCH METAL FENCE POST FOUND, BEING A CORNER OF SAID 15.91 ACRE TRACT, AN INTERIOR CORNER OF SAID 466.52 ACRE TRACT, FOR A CORNER OF THIS TRACT;

THENCE CONTINUING WITH THE NORTH LINE OF SAID 15.91 ACRE TRACT (DEED S 49° 06' 15" E, 21.30 FEET AND S 69° 49' 30" E, 341.30 FEET) SAME BEING A LINE OF SAID 466.52 ACRE TRACT, FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S 49° 44' 16" E, 21.05 FEET, TO A 4-INCH METAL FENCE POST FOUND; AND
- 2) S 69° 46' 19" E, 341.24 FEET, TO THE POINT OF BEGINNING AND CONTAINING 17.02-ACRES.

PARCEL ID: 101344

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION AS TO THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.

Property Commonly Known As: 215 County Road 193, Jonesboro, TX 76538
Parcel ID: 101344

STATE OF TEXAS
COUNTY OF CORYELL
I, Barbara Simpson, County Clerk in and for
Coryell County, Texas do hereby certify that
this instrument was filed for record in the
volume and page of the Coryell County Public
Records and of the time and date as stamped
herein by me.



BARBARA SIMPSON, CLERK
CORYELL COUNTY, TEXAS

Barbara Simpson

FILED FOR RECORD
AT 130 O'CLOCK P. M

MAY 18 2017

Barbara Simpson
COUNTY CLERK, CORYELL CO., TEXAS

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