

Good Trust/Bounds

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: December 12, 2016

NOTE:

DATE: July 1, 2012
AMOUNT: \$116,000.00
MAKER: Robert N. Bounds
PAYEE: Emily J. Good, Trustee of the Emily J. Good Living Trust

DEED OF TRUST:

DATE: July 1, 2012
GRANTOR: Robert N. Bounds
BENEFICIARY: Emily J. Good, Trustee of the Emily J. Good Living Trust
COUNTY WHERE PROPERTY IS LOCATED: Bandera
TRUSTEE: Robert N. Ray
RECORDING INFORMATION: Vol. 934, page 749, Document No.00195009, Official Public Records of Real Property of Bandera County, Texas

PROPERTY: Being 5.00 acres of land, more or less, situated in Bandera County, Texas, being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

LENDER/HOLDER NOW: Emily J. Good, Trustee of the Emily J. Good Living Trust

BORROWER/DEBTOR NOW: Robert N. Bounds

SUBSTITUTE TRUSTEE: Mark Cummings or Phil West or Dick Vettors or Jason West or Patrick Armstrong or David Garvin

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, # 320, Fort Worth, TX 76179

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

January 3, 2017, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The Southwest Front Door (either inside or outside) of the Bandera County Courthouse which faces Main Street, Bandera, Bandera County, Texas, as designated for foreclosure sales, or as designated by the County Commissioner's Court.

Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

FILED
AT 1:52 O'CLOCK P M. ON

DEC 12 2016

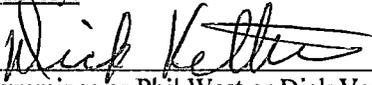
CANDY WHEELER, COUNTY CLERK
BANDERA COUNTY, TEXAS
BY Nelma Nigra DEPUTY

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011

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.



Mark Cummings or Phil West or Dick Vetter
or Jason West or Patrick Armstrong or David Garvin
Substitute Trustee

EXHIBIT "A"

**FIELD NOTES
5.00 ACRES OUT OF TRACT NO. 50
DEER FOREST, UNIT TWO
BANDERA COUNTY, TEXAS**

Being a 5.00 acre tract of land out of Tract No. 50, Deer Forest, Unit Two, in Bandera County, Texas, said tract being conveyed by Karl Lorenz to Penney Lorenz by General Warranty Deed dated August 12, 2001, recorded in Volume 564, Page 832, of the Real Property Records of Bandera County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a found iron rod in the southeast line of Deer Forest Drive West for the most westerly corner of the herein described tract, said point being the common road corner of Tract Nos. 50 and 51, Deer Forest, Unit Two;

THENCE from found iron rod to found iron rod a lot the southeast line of Deer Forest Drive West as follows:

N51°20'44"E - 154.81 feet, and
N40°33'28"E - 168.95 feet;

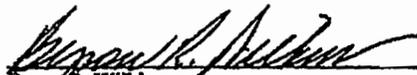
THENCE S38°40'55"E over and across Tract No. 50 a distance of 702.29 feet to a found iron rod for the most easterly corner of the herein described tract;

THENCE S51°20'42"W along the southeast line of Tract No. 50 a distance of 320.82 feet to a found iron rod for the most southerly corner of the herein described tract, said point being the common east corner of Tract Nos. 50 and 51;

THENCE N38°40'46"W along the line between Tract Nos. 50 and 51 a distance of 670.67 feet to the POINT OF BEGINNING.

Said tract containing 5.00 acres of land, more or less.

These field notes are made from a survey a drawing made under my supervision dated November 5, 2001.


Byron R. Wilkinson
Registered Professional Land Surveyor No. 1537

