

**Notice of Trustee's Sale**

**Date:** March 14, 2016

**Substitute Trustee:** Philip H. Trew

**Substitute Trustee's Address:**  
100 S.Lakeshore Dr., Weatherford, TX 76087

**Mortgagee:** James R. Nachlinger and Sharon R. Burnett

**Note:** Note dated August 6, 2014 in the amount of \$326,000.00

**Deed of Trust**

**Date:** August 6, 2014  
**Grantor:** Mikual L. Craft and Sherry W. Craft, a married couple  
**Mortgagee:** James R. Nachlinger and Sharon R. Burnett  
**Recording information:** Instrument No. 2014-002518, Real Property Records,  
Eastland County, Texas.

**Property:**

Being 126.39 acres of land, more or less, consisting of 81.47 acres out of and part of the G.W. Kilpatrick Survey, Abstract No. 1156, 43.13 acres out of and part of Section 43, Block 2, E.T.R.R. Co. Survey, Abstract No. 579, 1.56 acres out of and part of the R.W.C. Gage Survey, Abstract No. 1377 and 0.23 acres out of and part of the F. Crume Survey, Abstract No. 1555, Eastland County, Texas. Said 126.39 acres of land being more particularly described by metes and bounds on the attached Exhibit "A", which is incorporated herein and made a part hereof for all purposes; and

2007 Fleetwood Manufactured Home, Label No. PFS999951 and Label No. PFS999952, Serial No. TXFL784A22900-LS12 and Serial No. TXFL784B22900-LS12, including all personal property secured by the security agreement included in the Deed of Trust., including all personal property secured by the security agreement included in the Deed of Trust.

**County:** Eastland

**Date of Sale (first Tuesday of month):** April 5, 2016

**Time of Sale:** 10:00 a.m.

**Place of Sale:** Eastland County Courthouse, Eastland, Texas, at the place designated for such sales

RECEIVED 3:30 P.M.  
CATHY JENTHO, COUNTY CLERK

MAR 14 2016


EASTLAND COUNTY, TEXAS  
By [Signature] Deputy

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.

Mortgagee has appointed Philip H. Trew as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter.

**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.**



Philip H. Trew

## EXHIBIT "A"

STATE OF TEXAS  
COUNTY OF EASTLAND

Field notes of a survey of 126.39 acres of land consisting of 81.47 acres out of and part of the G. W. Kilpatrick Survey, Abstract No. 1156, 43.13 acres out of and part of Section 43 Block 2, E. T. R. R. Co. Survey, Abstract No. 579, 1.56 acres out of and part of the R. W. C. Gage Survey, Abstract No. 1377 and 0.23 acres out of and part of the F. Crume Survey, Abstract No. 1555, Eastland County, Texas. Said land being formerly described as a 126.00 acre tract in a deed to James Richard Nachlinger and Sharon R. Burnett recorded in Volume 2490 Page 70 of the Official Public Records of Eastland County, Texas. This survey of said 126.39 acres being made for Dick Nachlinger by virtue of his request and being more particularly described as follows:

Beginning at a 3/8" spike set in the North line of the G. W. Kilpatrick Survey and South line of the F. Crume Survey and Craig E. Robinson tract described in Volume 2401 Page 73, Official Public Records of Eastland County, Texas, said point also being in the approximate center of Eastland County Road No. 240, for the Northwest corner of this described tract and being located N 89° 51' 52" E 1073.15 feet from the Northwest corner of the G. W. Kilpatrick Survey.

Thence N 89° 51' 52" E, 354.73 feet with the North line of this described tract and North line of the G. W. Kilpatrick Survey, same being the South line of the F. Crume Survey and Craig E. Robinson tract, also being the North line of James Richard Nachlinger and Sharon R. Burnett called 126.00 acre tract, to a 1/2" rebar with survey cap # 5085 set at its intersection with the South line of Eastland County Road No. 240, for an angle corner of this described tract.

Thence N 83° 58' 35" E, 1238.13 feet along an existing fence line on the occupied North line of this described tract and South line of Eastland County Road No. 240 and crossing the East line of the F. Crume and West line of the R. W. C. Gage Survey at 439.39 feet, to a 3/8" spike found at the base of fence corner post for the occupied Northeast corner of this described tract.

Thence S 00° 10' 29" E, 2694.30 feet along an existing fence line on the East line of this described tract and the East line of the G. W. Kilpatrick Survey, same being the West line of the R. W. C. Gage Survey and West line of Aldon L. Westbrook, et. ux. 109.476 acre tract described in Volume 2646 Page 29, Official Public Records of Eastland County, Texas, to a 1/2" iron rod found at a fence corner post for an angle corner of this described tract and Southwest corner of said Aldon L. Westbrook, et. ux. 109.476 acre tract, said point also being in the North line of Rex Beggs 97 acre tract described in Volume 2101 Page 225, Official Public Records of Eastland County, Texas.

Thence S 85° 03' 05" W, 47.78 feet along an existing fence line the occupied North line of Rex Beggs 97 acre tract and interior line of this described tract, to a 14" Post Oak Tree, for an occupied and angle corner of this described tract.

Thence N 83° 21' 18" W, 91.69 feet with the occupied North line of Rex Beggs 97 acre tract and interior line of this described tract, to a 3" pipe fence corner post found for an angle corner of this described tract and the occupied Northwest corner of Rex Beggs 97 acre tract.

Thence S 01° 52' 15" W, along an existing fence line on the Southerlymost East line of this described tract and the West line of Rex Beggs 97 acre tract, at 50.89 feet passing the South line of the G. W. Kilpatrick Survey and the North line of Section 43 Block 2, E. T. R. R. Co. Survey, thence continuing along same course and along said existing fence line for a total distance of 1772.95 feet to a 3" pipe fence corner post found for an angle corner of this described tract.

Thence S 82° 20' 20" W, 231.18 feet along an existing fence line on an interior line of this described tract and occupied West line of Rex Beggs 97 acre tract, to a 3" pipe fence corner post found for an angle corner of this described tract and the Northwest corner of a 2 acre tract conveyed to Higginbotham Bros. & Co, by deed filed in Volume 348 Page 388, Deed Records of Eastland County, Texas.

Thence S 00° 08' 16" W, 296.34 feet along an existing fence line on the Southerlymost East line of this described tract and the West line of said Higginbotham Bros. & Co. 2 acre tract, to a 3" pipe fence corner post found for the Southerlymost Southeast corner of this described tract and the Southwest corner of said Higginbotham Bros. & Co. 2 acre tract.

Thence N 89° 22' 05" W, 681.73 feet along an existing fence line on the South line of this described tract and the South line of James Richard Nachlinger and Sharon R. Burnett called 126.00 acre tract, same being the North line of Charles T. Gann 114.25 acre tract described in Volume 1617 Page 158, Official Public Records of Eastland County, Texas, to a 3" pipe corner post found for the Southerlymost Southwest corner of this described tract.

Thence N 00° 58' 16" W, 2063.64 feet along an existing fence line on the West line of this described tract and West line of James Richard Nachlinger and Sharon R. Burnett called 126.00 acre tract, same being the East line of Rex Beggs, et. ux. 132 acre tract described in Volume 1420 Page 36, Official Public Records of Eastland County, Texas, crossing the North line of Section 43 and South line of the G. W. Kilpatrick Survey at 2046.69 feet, to a 1/2" rebar with survey cap # 5085 set for an angle corner of this described tract.

Thence N 09° 53' 59" W, 2624.41 feet along an existing fence line on the West line of this described tract and the West line of James Richard Nachlinger and Sharon R. Burnett called 126.00 acre tract, same being the East line of Rex Beggs, et. ux. 132 acre tract, to the place of beginning and containing 126.39 acres of land of which 0.15 acres of said land lies within the confines of Eastland County Road No. 240 and also 1.79 acres of said land that lies within the F. Crume Survey and the R. W. C. Gage Survey was not covered under current deed into James R. Nachlinger & Sharon R. Burnett recorded in Volume 2490 Page 70, Official Public Records of Eastland County, Texas. Said 1.79 acres is currently occupied and under existing fence.

EXHIBIT "A"

Bearings on the above described 126.39 acre tract were based upon Grid North, WGS 84, as determined by G.P.S. Surveying System.

Property may be subject to the following right of ways or easements:

(1): West Texas Utilities Co., Easement and right of way, Volume 1450 Page 191, Official Public Records of Eastland County, Texas.

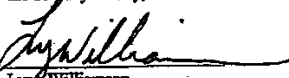
(2): Humble Pipe Line Co., Right of way, Volume 215 Page 529, Deed Records of Eastland County, Texas.

(Note: This is a Blanket Easement on land situated in Section 43 Block 2, E. T. R. R. Co. Survey, there were no visible pipelines found on the ground or shown on attached Plat.)

FLOOD HAZARD STATEMENT

The Property and improvements described above is not in Flood Zone "A" which is defined as areas determined to be within the 100-year flood plain, according to the "Flood Hazard Boundary Map", Community Panel No. 480793 0009 B, for an unincorporated area of Eastland County, Texas as published by the Department of Housing and Urban Development, Federal Insurance Administration, with latest revision dated 09/01/2007.

I, Lynn Williamson, Registered Professional Surveyor No. 5085, do hereby certify these field notes and attached plat Numbered JB8465, to be a true and correct survey made on the ground under my supervision the 10<sup>th</sup> day of July, 2014.



Lynn Williamson  
Registered Professional Surveyor No. 5085  
08/01/2014

