

FILED FOR RECORD  
AT 1:28 O'CLOCK PM  
JUL 11 2017  
KARREN WINTER, COUNTY CLERK  
ARCHER COUNTY, TEXAS

143711

**COPY**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on November 20, 2014, Robert L. Blevins, acting by Mandy Blevins, attorney-in-fact; and wife, Mandy Blevins ("Borrower:") executed a Deed of Trust in favor of Lawrence Gregg Fix and Patricia A. Wild ("Beneficiary"),. The Deed of Trust was recorded in Vol: 0786, Page 0123; and

**WHEREAS**, Billy T. Elder, Steven J. Bickings and/or Michael R. Spurgers as Trustee for Lawrence Gregg Fix and Patricia A. Wild is now the owner and holder of the Deed of Trust; and

**WHEREAS**, Melissa Harris has been appointed Substitute Trustee in place of the original Trustee, with all rights, powers, and immunities of the original Trustee; and

**WHEREAS**, default has occurred under the Deed of Trust and Lawrence Gregg Fix and Patricia A. Wild has instructed the Substitute Trustee to sell the property under the following terms and conditions.

**Property To Be Sold.** A 9.22 ACRE TRACT OUT OF BLOCK 16 F KEMP'S WICHITA VALLEY FARM LAND SUBDIVISION OF THE F. PETERSWICK SURVEY, ABSTRACT NO. 343, AND THE ROBERT MCKIM SURVEY NO. 120, ABSTRACT NO 270, ARCHER COUNTY, TEXAS, AS SHOWN ON THAT CERTAIN MAP OR PLAT RECORDED IN VOLUME 40, PAGE 311, ARECHE DEED RECORDS, AND OUT OF THAT CERTAIN 20.00 ACRE TRACT DEEDED TO GREGG FIX AND PAT WILD FROM KEVIN & TREVA CUNINGHAM, ET AL., AUGUST 2013, AS RECORDED IN VOLUME 767, PAGE 278, ARCHER COUNTY OFFICIAL PUBLIC RECORDS AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERTO AND BY REFERENCE MADE A PART OF.

**Date, Time And Place Of Sale:**

Date: August 1, 2017

Time: Beginning no earlier than 10:00 a.m. and no later 4:00 p.m.

Place: Archer County Courthouse Annex

**Type of Sale.** The sale is a non judicial deed of trust lien foreclosure sale being conducted pursuant of the power of sale granted by the deed of trust executed by Robert L. Blevins, acting by Mandy Blevins, attorney-in-fact; and wife, Mandy Blevins.

**Obligation Secured.** The deed of trust provides that it secures the payment of indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$33,900.00 executed by Robert L. Blevins, actin by Mandy Blevins, attorney-in-fact; and wife, Mandy Blevins and payable to the order of Lawrence Gregg Fix and Patricia A. Wild are the current owners and holders of he Obligations and are the beneficiaries under the deed of trust.

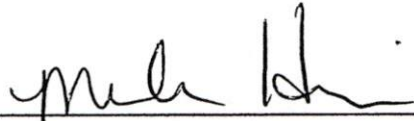
As of April 20, 2017, there was owed \$30,277.31 on the note, with \$1,268.40 credited for additional principal with the total principal \$29,008.91 principal; \$386.50 of interest; \$45.72 in accrued late fees.

**Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash and shall not cover any part of the property that has been released of public record. The beneficiary has the right to direct the Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Except to the extent that the Substitute Trustee may bind and obligate the Borrower to warranty title to the property under the terms of the Deed of Trust, the property will be sold in "AS IS, WHERE IS" without any representations and warranties, whatsoever, express or implied, and subject to all matters of record affecting the property. The Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee. The beneficiary may postpone, withdraw or reschedule the sale and the Substitute Trustee need not announce the postponement, withdrawal or rescheduling. The beneficiary may appoint another Substitute Trustee to conduct the sale.

Questions concerning the sale may be directed to the beneficiary at (940-) 203-2497.

**Default and Request to Act.** Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale.

Dated: July 10, 2017

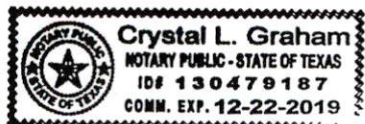


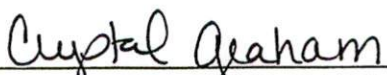
MELISSA HARRIS, Substitute Trustee  
P. O. Box 171  
Goree, Texas 76363  
(940) 263-9612

STATE OF TEXAS

COUNTY OF KNOX

BEFORE ME, the undersigned authority personally appeared Melissa Harris, on this day of July 10<sup>th</sup>, 2017 and acknowledged that she signed the foregoing instrument in the capacity therein stated.



  
NOTARY PUBLIC, STATE OF TEXAS

## EXHIBIT "A"

Property Description:

A 9.22 ACRE TRACT OUT OF BLOCK 16 OF KEMP'S WICHITA VALLEY FARM LAND SUBDIVISION OF THE F. PETERSWICK SURVEY, ABSTRACT NO. 343, AND THE ROBERT MCKIM SURVEY NO. 120, ABSTRACT NO. 270, ARCHER COUNTY, TEXAS, AS SHOWN ON THAT CERTAIN MAP OR PLAT THEREOF RECORDED IN VOLUME 40, PAGE 311, ARCHER COUNTY DEED RECORDS, AND OUT OF THAT CERTAIN 20.00 ACRE TRACT DEEDED TO GREGG FIX & PAT WILD FROM KEVIN & TREVA CUNNINGHAM, ET AL., IN AUGUST, 2013, AS RECORDED IN VOLUME 767, PAGE 278, ARCHER COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT LYING ON THE CENTERLINE OF BRAY ROAD, A COUNTY ROAD, BEING THE NORTHWEST CORNER OF SAID FIX & WILD TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN TRACT DEEDED TO CHARLES & KAREN SCHUMANN FROM ROBERT D. HAWTHORNE IN FEBRUARY, 1991, AS RECORDED IN VOLUME 506, PAGE 58, ARCHER COUNTY DEED RECORDS, AND LYING EAST 1,137.00 FEET AND SOUTH 88°00'00" EAST 101.15 FEET BY DEED CALL FROM THE POINT OF INTERSECTION OF THE CENTERLINE OF SAID BRAY ROAD WITH THE WEST LINE OF SAID BLOCK 16, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS TRACT;

THENCE SOUTH 88°00'00" EAST 408.85 FEET ALONG THE CENTERLINE OF SAID BRAY ROAD AND THE NORTH LINE OF SAID FIX & WILD TRACT TO A POINT BEING AN ANGLE POINT ON THE CENTERLINE OF SAID BRAY ROAD AND ON THE NORTH LINE OF SAID FIX & WILD TRACT FOR AN ANGLE POINT ON THE NORTH LINE OF THIS TRACT;

THENCE EAST 255.10 FEET ALONG THE CENTERLINE OF SAID BRAY ROAD AND THE NORTH LINE OF SAID FIX & WILD TRACT TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE LEAVING THE CENTERLINE OF SAID BRAY ROAD AND THE NORTH LINE OF SAID FIX & WILD TRACT, SOUTH 08°21'24" WEST 630.47 FEET ALONG A FENCE TO A POINT LYING ON THE SOUTH LINE OF SAID FIX & WILD TRACT AND ON THE NORTH RIGHT-OF-WAY LINE OF A WICHITA COUNTY WATER IMPROVEMENT DISTRICT NO. 2 IRRIGATION CANAL KNOWN AS THE "MAIN CANAL" FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID FIX & WILD TRACT, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MAIN CANAL, AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,909.86 FEET, AN ARC LENGTH OF 313.78 FEET, AND WHOSE CHORD BEARS NORTH 89°11'24" WEST 313.43 FEET TO A POINT BEING A POINT OF TANGENCY

FILED FOR RECORD  
KARREN WINTER - COUNTY CLERK  
ARCHER COUNTY, TEXAS

**INST NO: 143711**

FILED ON: JULY 11, 2017 AT 1:28pm  
THE INSTRUMENT CONTAINED 4 PAGES AT FILING

THE STATE OF TEXAS  
COUNTY OF ARCHER



I, Karren Winter, Clerk County Court in and for said county hereby do certify that the foregoing instrument was filed for record in my office on the 11th day of July 2017 at 1:28 PM and duly recorded on that date, in the Official Public Records of said county.

**Instrument # 143711 , 4 Pages**

*Karren Winter*

Karren Winter County Clerk