

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated June 08, 2018 and recorded under Clerk's File No. 00001413, in the real property records of FALLS County Texas, with Victor Frank Parrotto and Karen Louise Parroto, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc. as Nominee for Community First National Bank, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Victor Frank Parrotto and Karen Louise Parroto, husband and wife securing payment of the indebtedness in the original principal amount of \$203,011.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Victor Frank Parrotto and Karen Louise Parroto. American Financial Resources, Inc is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

**Legal Description:
TRACT ONE:**

BEING 3.69 ACRES, MORE OR LESS, OF THE JAMES POWELL SURVEY, ABSTRACT NO. 54, AND BEING PART OF AN 11.67 ACRE TRACT OF LAND DESCRIBED IN A DEED TO COTTONWOOD RANCH, L.L.C., AS RECORDED IN VOLUME 197, PAGE 838 OF THE OFFICIAL RECORDS OF FALLS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES;

FILED 2:37 PM

SALE INFORMATION

Date of Sale: 09/03/2019

Earliest Time Sale Will Begin: 11:00 AM

AUG 13 2019

**LINDA WATKINS
CO. CLK. FALLS CO.**

Location of Sale: The place of the sale shall be: FALLS County Courthouse, Texas at the following location: The south entrance steps leading through the south courthouse door to the second floor of the Falls County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.



4702020

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

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.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Pete Florez, Faye Pecht, Thomas Delaney, Danya Gladney, Lisa Cockrell or Aaron Demuth as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on this the 9th day of August, 2019.



Nicole M. Bartee, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: 

Printed Name: Pete Florez

C&M No. 44-19-1094

EXHIBIT A

TRACT ONE:

BEING 3.69 ACRES, MORE OR LESS, OF THE JAMES POWELL SURVEY, ABSTRACT NO. 54, AND BEING PART OF AN 11.67 ACRE TRACT OF LAND DESCRIBED IN A DEED TO COTTONWOOD RANCH, L.L.C., AS RECORDED IN VOLUME 197, PAGE 838 OF THE OFFICIAL RECORDS OF FALLS COUNTY, TEXAS;

BEGINNING AT A 1/2 INCH IRON PIN, FOUND, AT THE SOUTHWEST CORNER OF SAID 11.67 ACRE TRACT AND AT THE NORTHWEST CORNER OF A 2.50 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ALBERT W. MARMON AND WIFE, PEGGY J. MARMON AS RECORDED IN VOLUME 50, PAGE 246 OF SAID OFFICIAL RECORDS, ALSO BEING IN THE EAST R-O-W LINE OF TEXAS F. M. HIGHWAY NO. 2027;

THENCE, N 5° 55' 51" W, WITH THE WEST LINE OF SAID 11.67 ACRE TRACT AND THE EAST R-O-W LINE OF SAID HIGHWAY, 483.43 FEET, TO A 1/2 INCH IRON PIN, FOUND, AT THE WEST END OF AN ACCESS EASEMENT DESCRIBED AS BEING 30 FT. WIDE IN VOLUME 200, PAGE 636 OF SAID OFFICIAL RECORDS, FOR THE NORTHWEST CORNER HEREOF;

THENCE, S 89° 02' 16" E, WITH THE CENTER OF SAID ACCESS EASEMENT, 449.87 FEET, TO A 1/2 INCH IRON PIN, FOUND, AT THE EAST END OF SAID ACCESS EASEMENT AND IN A NORTH LINE OF A 0.43 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CEDAR SPRINGS BAPTIST CHURCH AS RECORDED IN VOLUME 200, PAGE 643 OF SAID OFFICIAL RECORDS;

THENCE, S 48° 08' 50" W, WITH A NORTH LINE OF SAID 0.43 ACRE TRACT, 68.64 FEET, TO A 1/2 INCH IRON PIN, FOUND, AT THE WESTERNMOST CORNER OF SAID 0.43 ACRE TRACT AND AT AN INNER ELL CORNER OF SAID 11.67 ACRE TRACT, ALSO BEING AT THE NORTHWEST CORNER OF A 1 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE CEDAR SPRINGS MISSIONARY BAPTIST CHURCH AS RECORDED IN VOLUME 91, PAGE 315 OF SAID DEED RECORDS;

THENCE, S 31° 36' 05" E, WITH THE WEST LINE OF SAID 1 ACRE TRACT AND A LINE OF SAID 11.67 ACRE TRACT, 209.69 FEET, TO A 1/2 INCH IRON PIN, FOUND, AT THE SOUTHWEST CORNER OF SAID 1 ACRE TRACT AND AT AN OUTER ELL CORNER OF SAID 11.67 ACRE TRACT, ALSO BEING IN THE NORTH LINE OF A 33 ACRE TRACT DESCRIBED IN VOLUME 192, PAGE 490 OF SAID DEED RECORDS, AND CONVEYED TO JAMES DONALD MARMON IN VOLUME 52, PAGE 342 OF SAID OFFICIAL RECORDS;

THENCE, S 60° 13' 27" W, WITH A SOUTH LINE OF SAID 11.67 ACRE TRACT AND A NORTH LINE OF SAID 33 ACRE TRACT, 222.64 FEET, TO A 1/2 INCH IRON PIN, FOUND, AT THE NORTHEAST CORNER OF A 2.50 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ALBERT W. MARMON AND WIFE, PEGGY J. MARMON AS RECORDED IN VOLUME 50, PAGE 246 OF SAID OFFICIAL RECORDS;

THENCE, S 62° 28' 06" W, WITH A SOUTH LINE OF SAID 11.67 ACRE TRACT AND THE NORTH LINE OF SAID 2.50 ACRE TRACT, 299.25 FEET, TO THE PLACE OF BEGINNING.

TRACT TWO:

BEING 3.33 ACRES, MORE OR LESS, OF THE JAMES POWELL SURVEY, ABSTRACT NO. 54, AND BEING PART OF AN 11.67 ACRE TRACT OF LAND DESCRIBED IN A DEED TO COTTONWOOD RANCH L.L.C., AS RECORDED IN VOLUME 197, PAGE 838 OF THE OFFICIAL RECORDS OF FALLS COUNTY, TEXAS;

BEGINNING AT A 1/2 INCH IRON PIN, FOUND, AT THE NORTHWEST CORNER OF SAID 11.67 ACRE TRACT AND AT THE WEST END OF AN AGREED BOUNDARY LINE RECORDED IN VOLUME 341, PAGE 928 OF THE DEED RECORDS OF FALLS COUNTY, TEXAS, ALSO BEING AT THE OCCUPIED SOUTHWEST CORNER OF A 7.8 ACRE TRACT DESCRIBED IN A DEED TO EDWARD W. WESTERMAN AND WIFE, MARY ELIZABETH WESTERMAN AS RECORDED IN VOLUME 121, PAGE 243 OF SAID OFFICIAL RECORDS, AND IN THE EAST RO-W LINE OF TEXAS F. M. HIGHWAY NO. 2027; THENCE, N 69° 36' 02" E, WITH THE NORTH LINE OF SAID 11.67 ACRE TRACT, THE SAID AGREED BOUNDARY LINE AND THE OCCUPIED SOUTH LINE OF SAID 7.8 ACRE TRACT, 174.96 FEET, TO A 3/8 INCH IRON PIN, FOUND, IN THE APPROXIMATE CENTER OF FALLS COUNTY ROAD NO. 336;

THENCE, WITH THE EAST LINE HEREOF, AND ALONG THE APPROXIMATE CENTER OF SAID COUNTY ROAD, AS FOLLOWS; S 52° 40' 21" E, 358.34 FEET, TO A 1/2 INCH IRON PIN, SET, AT THE BEGINNING OF A CURVE; AND AROUND SAID CURVE IN A COUNTER-CLOCKWISE DIRECTION HAVING A RADIUS OF 650.00 FEET, AN ARC LENGTH OF 160.22 FEET, AND A CHORD OF S 59° 44' 02" E, 159.81 FEET, TO A 1/2 INCH IRON PIN, FOUND, AT THE SOUTHEAST CORNER HEREOF, AND AT AN ANGLE POINT IN THE NORTH LINE OF A 0.43 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CEDAR SPRINGS BAPTIST CHURCH AS RECORDED IN VOLUME 200, PAGE 643 OF SAID OFFICIAL RECORDS;

THENCE, S 48° 08' 50" W, WITH THE NORTH LINE OF SAID 0.43 ACRE TRACT, 139.20 FEET, TO 1/2 INCH IRON PIN, FOUND, AT THE EAST END OF AN ACCESS EASEMENT DESCRIBED AS BEING 30 FT. WIDE IN VOLUME 200, PAGE 636 OF SAID OFFICIAL RECORDS;

THENCE, N 89° 02' 16" W, WITH THE CENTER OF SAID ACCESS EASEMENT, 449.87

FEET, TO A 1/2 INCH IRON PIN, FOUND, AT THE WEST END OF SAID ACCESS EASEMENT AND IN THE WEST LINE OF SAID 11.67 ACRE TRACT, ALSO BEING IN THE EAST R-O-W LINE OF SAID HIGHWAY;

THENCE, N 5° 55' 51" W, WITH THE WEST LINE OF SAID 11.67 ACRE TRACT AND THE EAST R-O-W LINE OF SAID HIGHWAY, 323.90 FEET, TO THE PLACE OF BEGINNING TRACT THREE:

BEING 4.22 ACRES, MORE OR LESS, OF THE JAMES POWELL SURVEY, ABSTRACT NO. 54, AND BEING PART OF AN 11.67 ACRE TRACT OF LAND DESCRIBED IN A DEED TO COTTONWOOD RANCH, L.L.C., AS RECORDED IN VOLUME 197, PAGE 838 OF THE OFFICIAL RECORDS OF FALLS COUNTY, TEXAS;

BEGINNING AT A 3/8 INCH IRON PIN, FOUND, AT THE NORTHEAST CORNER OF SAID 11.67 ACRES, AND AT THE EAST END OF AN AGREED BOUNDARY LINE RECORDED IN VOLUME 341, PAGE 928 OF THE DEED RECORDS OF FALLS COUNTY, TEXAS, ALSO BEING AT THE OCCUPIED SOUTHEAST FENCE CORNER OF A 7.8 ACRE TRACT DESCRIBED IN A DEED TO EDWARD W. WESTERMAN AND WIFE, MARY ELIZABETH WESTERMAN AS RECORDED IN VOLUME 121, PAGE 243 OF SAID OFFICIAL RECORDS AND IN THE WEST LINE OF A 6 ACRE TRACT DESCRIBED IN A DEED TO JIMMY D. TAYLOR AND LOIS L. RENNEWANZ AS RECORDED IN VOLUME 180, PAGE 586 OF SAID OFFICIAL RECORDS, FROM WHENCE A 3/4 INCH IRON PIPE, FOUND, BRS. N 31° 19' 22" W, 23.80 FEET;

THENCE, S 31° 39' 23" E, WITH THE EAST LINE OF SAID 11.67 ACRE TRACT AND THE WEST LINE OF SAID 6 ACRE TRACT AND A 30 FT. WIDE STRIP OF LAND CONVEYED TO SAID JIMMY D. TAYLOR AND LOIS L. RENNEWANZ AS RECORDED IN VOLUME 180, PAGE 586 OF SAID OFFICIAL RECORDS, 473.11 FEET, TO A 1/2 INCH IRON PIN, FOUND, AT THE SOUTHEAST CORNER HEREOF, AND AT THE NORTHEAST CORNER OF A 0.43 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CEDAR SPRINGS BAPTIST CHURCH AS RECORDED IN VOLUME 200, PAGE 643 OF SAID OFFICIAL RECORDS;

THENCE S 61° 34' 52" W, WITH A NORTH LINE OF SAID 0.43 ACRE TRACT, 281.30 FEET, TO A 1/2 INCH IRON PIN, FOUND, AT AN ANGLE POINT IN THE NORTH LINE OF SAID 0.43 ACRE TRACT AND AT THE SOUTHWEST CORNER HEREOF, ALSO BEING IN THE APPROXIMATE CENTER OF FALLS COUNTY ROAD NO. 336;

THENCE, WITH THE WEST LINE HEREOF, AND ALONG THE APPROXIMATE CENTER OF SAID COUNTY ROAD, AS FOLLOWS; AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 650.00 FEET, AN ARC LENGTH OF 160.22 FEET, AND A CHORD OF N 59° 44' 02" W, 159.81 FEET, TO A 1/2 INCH IRON PIN, SET, AND N 52° 40' 21" W, 358.34 FEET, TO A 3/8 INCH IRON PIN, FOUND, IN THE APPROXIMATE CENTER OF SAID COUNTY ROAD AND IN THE NORTH LINE OF SAID 11.67 ACRE

TRACT, ALSO BEING IN SAID AGREED BOUNDARY LINE AND IN THE OCCUPIED SOUTH LINE OF SAID 7.8 ACRE TRACT;

THENCE, N 60° 30' 15" E, WITH THE NORTH LINE OF SAID 11.67 ACRE TRACT, THE SAID AGREED BOUNDARY LINE AND THE OCCUPIED SOUTH LINE OF SAID 7.8 ACRE TRACT, 484.92 FEET, TO THE PLACE OF BEGINNING.

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.

PARCEL ID: 44781

PROPERTY COMMONLY KNOWN AS: 119 CR 336 ROSEBUD, TX 76570