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*Betty Crane*  
CLERK COUNTY COURT  
FRANKLIN CO., TX

**NOTICE OF FORECLOSURE SALE**

1. **Foreclosure Sale.**

**Date of Sale:** June 4, 2019

**Time of Sale:** The sale shall begin no earlier than 1:00 p.m. and shall end no later than three hours after, or by 4:00 p.m.

**Place of Sale:** At the Franklin County Courthouse located at 200 N. Kaufman St., Mt. Vernon, TX at following location: Southside steps of the Franklin County Courthouse.

2. **Lien Instrument:**

**Date of Instrument:** February 13, 2001

**Name of Instrument:** Deed of Trust

**Grantor(s):** Dennis J. Steward and Mystie G. Steward, husband and wife

**Substitute Trustees:** Jim Mills, Susan Mills, Emily Northern, Rocky Thomasson, Bob Gideon, Ginelle Czarnecki, Ed Henderson, Joe Hallonquist, Marly Ross, Laurie Blackwell, Kristen Aldridge, Mary McCauly and Hailey Clark

**Address:** 9065 Jollyville Rd., Suite 203A, Austin, TX 78759

**Lender & Holder:** United Built Homes, L.L.C.

**Recording location:** Document No. 87406, Book 61, Page 533 of the real property records of Franklin County, Texas

**Legal Description:** BEING 1.000 ACRES OF LAND SITUATED IN THE CYRUS MOORE SURVEY, ABSTRACT 310, IN FRANKLIN COUNTY, TEXAS, BEING A PART OF THAT CERTAIN CALLED 150 ACRE TRACT AS DESCRIBED IN A DEED FROM J.H. CONNELLY ET UX, ET AL., TO W.P. COUNTRYMAN ET UX, ET AL., DATED AUGUST 10, 1968, AND RECORDED IN VOLUME 93, PAGE 38 OF THE DEED RECORDS OF FRANKLIN COUNTY, TEXAS, SAID 1.000 ACRES TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" IRON ROD SET IN THE CENTERLINE OF A COUNTY OIL ROAD AND IN THE NORTH BOUNDARY LINE OF SAID 150 ACRE TRACT, SAID POINT FOR CORNER BEING WEST, A DISTANCE OF

1,577.30 FEET FROM A RAILROAD SPIKE FOUND FOR THE NORTHEAST CORNER OF SAID 150 ACRE TRACT, FROM SAID 1/2" IRON ROD ANOTHER 1/2" IRON ROD SET BEARS SOUTH, A DISTANCE OF 20.00 FEET; THENCE SOUTH, A DISTANCE OF 207.43 FEET TO A 1/2" IRON ROD SET FOR CORNER; THENCE WEST, A DISTANCE OF 210.00 FEET TO A 1/2" IRON ROD SET FOR CORNER; THENCE NORTH, A DISTANCE OF 207.43 FEET TO A 1/2" IRON ROD SET FOR CORNER IN THE CENTERLINE OF SAID COUNTY OIL ROAD AND IN THE NORTH BOUNDARY LINE OF SAID 150 ACRE TRACT, FROM SAID POINT FOR CORNER ANOTHER 1/2" IRON ROD SET BEARS SOUTH, A DISTANCE OF 20.00 FEET; THENCE EAST, A DISTANCE OF 210.00 FEET WITH THE CENTERLINE OF SAID COUNTY OIL ROAD AND WITH THE NORTH BOUNDARY LINE OF SAID 150 ACRE TRACT BACK TO THE PLACE OF BEGINNING AND CONTAINING 1.000 ACRES OF LAND.

3. **Debt Secured.**


Date of Instrument: February 13, 2002  
Name of Instrument: Deed of Trust Note  
Debtor(s): Dennis J. Steward and Mystie G. Steward, husband and wife  
Lender & Holder: United Built Homes, L.L.C.  
Original amount: \$34,500.00

4. **Default and Request to Act:** Default has occurred in the payment of the Deed of Trust Note and in the performance of the obligations of the Deed of Trust. Because of that default, United Built Homes, L.L.C., the owner and holder of the Deed of Trust, has requested Substitute Trustees to sell the Property. Therefore, notice is given that on and at the Date, Time and Place for Foreclosure Sale described above, Substitute Trustees will sell the Property in accordance with the Terms of Sale described below, the Deed of Trust, and the Texas Property Code.
5. **Postponement, Withdrawing, or Rescheduling of the Sale** - The Deed of Trust permits the Holder to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustees need not appear at the scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of any rescheduled foreclosure sale will be re-posted and re-filed, and may be after the date originally scheduled for this sale.
6. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Holder to have the bid credited up to the amount of the unpaid debt secured by the Deed of Trust. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The sale will be made expressly subject to any title matters set forth in the Builder's and Mechanic's Lien Contract. Prospective bidders are reminded that, by law, the sale will be subject to all prior matters of record

affecting the property. Prospective bidders are strongly urged to examine the property records to determine the nature and extent of such matters, if any.

7. **Property Sold "AS IS."** Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.
8. **Conditions.** Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserve the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustees.
9. **Inquiries.** Questions concerning the sale may be directed to the undersigned Agent and Attorney for the Lender
10. **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.**
11. **THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEES IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AND AUTHORIZED AGENT OF THE LENDER AND HOLDER.**

DATED May 1, 2019.

  
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