

FEB 12 2019

File No. 90001620

Jane Jones, County Clerk
DELTA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEFAULT having been made in the payment of the note described in that certain Deed of Trust dated November 21, 2007 (the "Deed of Trust") executed by **WRB, INC., a Texas corporation**, and duly filed for record recorded in Volume 294, Page 0352 of the Real Property Records of Delta County, Texas, conveying to the Sally Brink, Trustee named therein, the following described real property and improvements thereon in Delta County, Texas, to-wit:

Tract 1:

BEING all of Block 1 and Block 27 and the north ½ of Block 2 of the Town of Enloe, Texas as per map or plat thereof recorded in Book Y, Page 24, Deed Records, Delta County, Texas and a tract of land adjacent to the north line of Block 27 in the A. Askey Survey, Abstract No. 2, Delta County, Texas, and being more particularly described in Exhibit "A" attached hereto and incorporated herein (herein the "Real Property") and

Tract 2:

BEING a 2.58 acre tract of land being all of Lots 1 through 12, Block 2, Town of Enloe, Texas as per map or plat thereof recorded in Book Y, Page 24, Deed Records, Delta County, Texas and a part of Lots 1 through 12 and Lots 16 through 24 of The Town of Enloe, as described in the Deed of Trust at Volume 294, Page 358 of the Real Property Records of Delta County, Texas and being more particularly described in Exhibit "A" attached hereto and incorporated herein (herein the "Real Property") and

WHEREAS, **OSPRIN REO, LLC**, a Minnesota limited liability company, the legal owner and holder of the indebtedness secured by the Deed of Trust, in accordance with its terms, in writing removed the said **Sean Fennema**, as Trustee and appointed:

**ROBERT LaMONT, as Substitute Trustee or
SHERYL LaMONT, as Successor Substitute Trustee or
HARRIETT FLETCHER, as Successor Substitute Trustee or
DAVIS SIMS, as Successor Substitute Trustee or
ALLAN JOHNSTON, as Successor Substitute Trustee or
SHARON ST. PIERRE, as Successor Substitute Trustee
RONNIE HUBBARD, as Successor Substitute Trustee**

and

WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the provisions of said trustee and whereas, the legal owner and holder of said Note and Deed of Trust



having declared the whole debt due as secured thereby, and having requested that the undersigned as Substitute Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on

MARCH 5, 2019

to commence at the hour of 1:00 o'clock pm, or within three (3) hours thereafter, on said day, sell the above described Real Property to the highest bidder for cash at the following location:


On the steps of the east side of the Delta 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,

being the location designated pursuant to Article 51.002 of the Texas Property Code for the purpose of satisfying said debt and costs of executing said sale.

The name and address of the sender of this Notice are:

**OSPRIN REO, LLC
c/o Prinsbank
508 Third Street
P.O. Box 38
Prinsburg, Minnesota 56281-0038**

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.



**ROBERT LaMONT or
SHERYL LaMONT or
HARRIETT FLETCHER or
DAVIS SIMS or
ALLAN JOHNSTON or
SHARON ST. PIERRE or
RONNIE HUBBARD**

02-12-19

Substitute Trustee (or Successor Substitute Trustee)
% Robert A. Schlanger, P.C.
5325 Katy Freeway, Suite Two
Houston, Texas 77007
(713) 626-2333

EXHIBIT "A"

Legal Description

Tract 1:

BEING all of Block 1 and Block 27 and the north ½ of Block 2 of the Town of Enloe, Texas as per map or plat thereof recorded in Book Y, Page 24, Deed Records, Delta County, Texas and a tract of land adjacent to the north line of Block 27 in the A. Askey Survey, Abstract No. 2, Delta County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the west line of Edward Street with the north line of a 20-foot alley in Block 2, a ½" iron rod set for corner;

THENCE N 2° 48' 04" E along said west line passing the northeast corner of Block 27 at a distance of 670.00 feet and continuing in all, a distance of 691.0 feet to a ½" iron rod set for corner;

THENCE S 85° 24' 07" W and parallel to the north line of Block 27, a distance of 182.52 feet to a ½" iron rod set for corner;

THENCE S 2° 48' 04" W, a distance of 21.0 feet to a ½" iron rod set for corner in the north line of Block 27;

THENCE S 85° 24' 07" W, along said north line, a distance of 120.0 feet to a ½" iron rod set for corner in the east line of Howland Street;

THENCE S 2° 48' 04" W along said east line, a distance of 630.0 feet to a ½" iron rod set in the north line of a 20-foot alley in Block 2;

THENCE S 87° 0' E along said north line, a distance of 300.00 feet to the POINT OF BEGINNING and containing 6.7735 acres of land.

Tract 2:

BEING a 2.58 acre tract of land being all of Lots 1 through 12, Block 2, Town of Enloe, Texas as per map or plat thereof recorded in Book Y, Page 24, Deed Records, Delta County, Texas and a part of Lots 1 through 12 and Lots 16 through 24 of The Town of Enloe, as described in the Deed of Trust at Volume 294, Page 358 of the Real Property Records of Delta County, Texas and being more particularly described as follows:

BEING 2.58 acres, situated N 23° 40' E, a distance of 4.5 miles from the City of Cooper, County of Delta, State of Texas, also being a part of the A. Askey Survey, Abstract No. 2, also being all of Lots 1 through 12, Block 2, Town of Enloe, recorded in Book Y, Page 24 of the Deed Records of said County, conveyed from Enloe Bonded Warehouse Co., Inc. to WRB, Inc. on May 10, 1989,

recorded in Volume 193, Page 153 of the Deed Records of said County and a part of a tract of land (Block 27 and Lots 1 through 12 and Lots 16 through 24 of the Town of Enloe, recorded in Book Y, Page 24 of the Deed Records of said County) conveyed from Farmers Cooperative Gin of Enloe to WRB, Inc. on May 4, 1987, recorded in Book 336, Page 837 of the Official Public Records of said County, the said 2.58 acre tract of land being described more particularly by metes and bounds as follows:

BEGINNING at a found iron rod for corner in the Southwest corner of the said 2.58 acre tract of land, said corner also being in the East boundary line of Howard Street;

THENCE N. 2° 48' 04" E, with the West boundary line of said 2.58 acre tract of land and the East boundary line of Howard Street, a distance of 200 feet to a set iron rod;

THENCE S. 87° 11' 56" E. with the South boundary line of Lots 13, 14 and 15, a distance of 75.00 feet to a set iron rod;

THENCE N. 2° 48' 04" E with the East boundary line of Lot 15, a distance of 140 feet to a set iron rod;

THENCE N 87° 11' 56" W with the North boundary line of Lots 13, 14 and 15, a distance of 75.00 feet to a set iron rod;

THENCE N 3° 48' 04" E with the West boundary line of the said 2.58 acre tract of land and the said East boundary line of Howard Street, a distance of 50.06 feet to a set iron rod at the Southwest corner of a 20-foot ingress-egress easement;

THENCE N 84° 05' 26" E with the North boundary line of the said 2.58 acre tract of land and the South boundary line of the said ingress-egress easement, a distance of 221.47 feet to a set iron rod;

THENCE N. 88° 11' 14" E continuing with the said common boundary line, a distance of 26.00 feet to a found iron rod;

THENCE S. 59° 30' 28" E continuing with the said common boundary line, a distance of 63.22 feet to a found iron rod in the West boundary line of Edward Street;

THENCE 2° 46' 17" W with the East boundary line of the said 2.58 acre tract of land and the West boundary line of said Howard Street, a distance of 396.41 feet to a found iron rod;

THENCE N. 86° 57' 33" W with the South boundary line of the said 2.58 acre tract of land, a distance of 300.21 feet to the POINT OF BEGINNING containing 2.58 acres of land.