

FILED
1:27P

File No. 90001620

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

MacCall

DEFAULT having been made in the payment of the note dated July 16, 1998 and described in that certain Deed of Trust (the "Deed of Trust") executed by **WRB, INC., a Texas corporation**, and duly filed for record recorded in Volume 227, Page 0469 of the Real Property Records of Delta County, Texas, conveying to Virginia Craig, Trustee, the following described real property and improvements thereon in Delta County, Texas, to-wit:

BEING all of Block 1 and Block 27 and the north 1/2 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

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**

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

MAY 1, 2018

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.

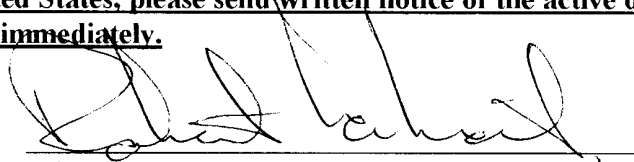


being the location designated pursuant to Article 51.002 of the Texas Property Code for the purpose of satisfying said debt and costs of executing said sale.

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 04-09-18
SHERYL LaMONT or
HARRIETT FLETCHER or
DAVIS SIMS or
ALLAN JOHNSTON or
SHARON ST. PIERRE
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

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.