

NOTICE OF SUBSTITUTE TRUSTEE SALE

DEED OF TRUST INFORMATION:

Date: July 10, 2018 Borrower(s): Arrow Commander Logistics, LLC a Texas limited liability company Lender: Crawford & Crawford, Inc., a Texas corporation Recording Information: Instrument No. 2018-00011194, Real Property Records of Howard County, Texas Property County: Howard County, Texas

Property: (i) certain land ("Land") located in Howard County, Texas, as described in Exhibit "A" attached hereto and incorporated herein for all purposes and any other property interests described in the Deed of Trust.

Current Lender: Crawford & Crawford, Inc.

Current Servicer: none

DATE OF SALE: Tuesday, September 1, 2020

TIME OF SALE: 10:00am or within three hours thereafter

PLACE OF SALE: On the north steps of the Howard 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

EARLIEST TIME SALE WILL BEGIN: 10:00am

SUBSTITUTE TRUSTEE(S): Shelley Nail, Donna Trout, Patricia Nicholson or Justin Huston, any to act;

STREET ADDRESS: 1612 Summit Ave., Ste. 100, Fort Worth, Texas 76102

WHEREAS, Grantor executed the above described Deed of Trust conveying the above-described property in trust to secure payment of the Note as set forth in the above-described Deed of Trust; and

WHEREAS, default, as same is defined in said Note and/or Deed of Trust, has occurred and the outstanding balance on same is now wholly due; and

WHEREAS, the original trustee and any previously appointed Substitute Trustee has been removed and Substitute Trustee(s) have been appointed and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, the Current Servicer, and the Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN for the foregoing matters and that:

- 1. The maturity of the Note for the repayment of the lien has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable;
2. Substitute Trustee(s), any to act, will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above. The sale will begin within three hours after that time.
3. Pursuant to section 51.0075 of the Texas Property Code, 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.
4. The Mortgagee may postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee may not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Texas Property Code.
5. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
6. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired.
7. If such sales do not result in full satisfaction of all amounts due, the lien and security interest of the Deed of Trust shall remain in full force and effect in respect of any of the Property not so sold and any and all other types of real and personal property covered by the Deed of Trust and not described herein.

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.

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.

Regards,

Patricia Nicholson
Baker Monroe PLLC
1612 Summit Ave., Ste. 100
Fort Worth, TX 76102

Posted By
Shelley Nail
8-10-2020

Reported Property Address:
See Exhibit "A" attached hereto.



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FILED

COUNTY OF HOWARD, TEXAS
BY DEPUTY: Angelina Palmer

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Exhibit "A"

A tract of land containing 11.45 acres out of Lots 13, 14, 15 and 16 in the E/2 of Section 20, Block 33, T-1-N, T. & P. RR. Co. Survey, Howard County, Texas, more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" I.P. in the East right-of-way line of Webb Lane in the E/2 of Section 20, Block 33, T-1-N, T. & P. RR. Co. Survey, Howard County, Texas, the NW corner of Lot 12, the SW corner of Lot 13, and the SW corner of this tract; from whence a railroad spike in pavement of U.S. Highway 87, the SE corner of said Section 20 bears S. 14° 51' E. 1896.0' and N. 75° 23' E. 2537.0';

THENCE N. 14° 51' W. along the East right-of-way of said Webb Lane, at 200.0' pass a point for the NW corner of Lot 13 and the SW corner of Lot 14, at 200.0' pass a point for the NW corner of Lot 14 and the SW corner of Lot 15, 573.35' in all to a 2" TxDot Aluminum Cap found for the NW corner of this tract;

THENCE N. 66° 21' 03" E. with the proposed Southerly right-of-way line of U.S. Highway 87 and the Access Denial Line 254.68' to a TxDot Type II monument found for the beginning of a non-tangent curve to the right;

THENCE with the proposed Southerly right-of-way line of said U.S. Highway 87 and said Access Denial Line, and with said non-tangent curve to the right 166.03' having a radius of 3930.56', a central angle of 02° 25' 13" and whose chord bears N. 67° 33' 36" E. 166.02' to a TxDot Type II monument found for a corner of this tract;

THENCE N. 73° 44' 27" E. 383.87' to a Type II monument found in the East line of Lot 16, the West line of a 73.025 acre tract for the NE corner of this tract ;

THENCE S. 14° 51' W. along the West line of said 73.025 acre tract at 47.3' pass a point for the SE corner of said Lot 16 and the NE corner of Lot 15, at 200.0' pass a point for the SE corner of said Lot 15, the NE corner of said Lot 14, at 200.0' pass a point for the SE corner of said Lot 14, the NE corner of said Lot 13, 647.3' in all to a 1" I.P. found for the SE corner of said Lot 13 and the SE corner of this tract;

THENCE S. 75° 23' W. along the North line of said Lot 12, 800.0' to the PLACE OF BEGINNING,

and being comprised of portions of two tracts of land more particularly described as follows:

Tract 1 - A remainder tract or parcel of land being all of a 11.01 acre tract (aka Lots 16, 17 and 18) out of the E/2 of Section 20, Block 33, T-1-N, T. & P. RR. Co. Survey, Howard County, Texas, described in that certain deed dated June 28, 1976, from M. A. Snell to Wesley N. Cox and wife, Alice Cox, and recorded in Volume 453, Page 89, Deed Records of Howard County, Texas, SAVE AND EXCEPT those certain tracts or parcels sold by Wesley N. Cox and wife, Alice Cox, to Hubert F. Russell and wife, Gladys Ann Russell, by deed dated July 15, 1983 and recorded in Volume 538, Page 376, Deed Records of Howard County, Texas, and sold by Alice M. Cox to the State of Texas by deed dated July 26, 2016 and recorded in Volume 1563, Page 150, Official Public Records of Howard County, Texas; and,

Tract 2 - A remainder tract or parcel of land being all of a 11.01 acre tract (aka Lots 13, 14 and 15) out of the E/2 of Section 20, Block 33, T-1-N, T. & P. RR. Co. Survey, Howard County, Texas, described in that certain deed dated October 22, 1976, from M. A. Snell to Wesley N. Cox and wife, Alice M. Cox, and recorded in Volume 454, Page 616, Deed Records of Howard County, Texas, SAVE AND EXCEPT that portion of Lot 15 that was conveyed by Alice M. Cox to the State of Texas by deed dated July 26, 2016 and recorded in Volume 1563, Page 150, Official Public Records of Howard County, Texas.