

Our File Number: 18-12119

Name: ROBERT A FAST AND MELISSA A. FAST, HUSBAND AND WIFE, WITH HER JOINING HEREIN TO PERFECT THE SECURITY INTEREST BUT NOT TO OTHERWISE BE LIABLE

NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 7, 2011, ROBERT A. FAST AND MELISSA A. FAST, HUSBAND AND WIFE, WITH HER JOINING HEREIN TO PERFECT THE SECURITY INTEREST BUT NOT TO OTHERWISE BE LIABLE, executed a Deed of Trust/Security Instrument conveying to MICHAEL H. PATTERSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS A NOMINEE FOR CRESCENT MORTGAGE COMPANY, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 89441, in Book 266, at Page 54, in the DEED OF TRUST OR REAL PROPERTY records of BREWSTER COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, NOVEMBER 6, 2018, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in BREWSTER COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

TRACT 1: A 3.50 ACRE TRACT OF LAND OUT OF A 35 ACRE TRACT DESCRIBED IN VOLUME 178, PAGE 17, DEED RECORDS, OUT OF SURVEY ONE (1), BLOCK NINE (9), G.H. & S.A. RY. CO. SURVEYS, BREWSTER COUNTY, TEXAS. SAID 3.50 ACRES MORE PARTICULARLY DESCRIBED IN A METES AND BOUNDS DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND PLAT OF THE SURVEY ATTACHED HERETO AS EXHIBIT "B", DATED JANUARY 29, 2002, PREPARED BY STEVEN F. WALKER, RPLS #4425, WHICH EXHIBITS ARE MADE A PART AND INCORPORATED HEREIN FOR ALL PURPOSES.

TRACT 2: A 20.0 FOOT WIDE EASEMENT DESCRIBED IN VOLUME 178, PAGE 17, DEED RECORDS, BEING 10.0 FEET ON EACH SIDE OF SAID CENTERLINE, AND BEING OUT OF A 35.0 ACRE TRACT DESCRIBED IN VOLUME 178, PAGE 17, DEED RECORDS, AND A 72.79 ACRE TRACT DESCRIBED IN VOLUME 184, PAGE 137, DEED RECORDS, OUT OF SURVEY ONE (1), BLOCK NINE (9), G.H. & S.A. RY. CO. SURVEYS, BREWSTER COUNTY, TEXAS. SAID 20.0 FOOT WIDE EASEMENT MORE PARTICULARLY DESCRIBED IN A METES AND BOUNDS DESCRIPTION ATTACHED HERETO AS EXHIBIT "C", DATED JANUARY 6, 2011, PREPARED BY STEVEN F. WALKER, RPLS #4425, WHICH EXHIBITS ARE MADE A PART AND INCORPORATED HEREIN FOR ALL PURPOSES.

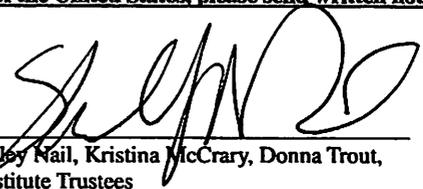
Property Address: 344 CHAPEL CANYON RD
ALPINE, TX 79830
Mortgage Servicer: CENLAR FSB
Noteholder: CRESCENT MORTGAGE COMPANY
425 PHILLIPS BOULEVARD
EWING, NJ 08618

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 5 day of October, 2018.


Shelley Nail, Kristina McCrary, Donna Trout,
Substitute Trustees

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

FILED

At 9:40 o'clock A.M.
Date 10-15-2018

BERTA RIOS-MARTINEZ

County Clerk, Brewster County, TX
By Ether U. Alvarado Deputy

METES AND BOUNDS

THE STATE OF TEXAS
THE COUNTY OF BREWSTER

Metes and bounds description of a 3.50 acre tract of land out of a 35 acre tract described in Vol. 178, P. 17, Deed Records, out of Survey 1, Block 9, G.H. & S.A. Ry. Co. Surveys, Brewster County, Texas, said 3.50 acre tract being more particularly described as follows:

BEGINNING at a 1/4" iron rod and cap marked "WALKER 4425" set in the South line of a 72.79 acre tract described in Vol. 184, P. 137, Deed Records, and the North line of said 35 acre tract for the Northeast corner of this tract, from which a 2" pipe found in the West Right-of-Way of RM 1703 for the Southeast corner of said 72.79 acre tract and the Northeast corner of said 35 acre tract bears North 63deg.08'16" East 1949.70 feet;

THENCE South 26deg.52'17" East 343.98 feet to a 1/4" iron rod and cap marked "WALKER 4425" set in the North line of a 308.14 acre tract described in Vol. 22, P. 29, Official Public Records, and the South line of said 35 acre tract for the Southeast corner of this tract;

THENCE South 63deg.04'43" West 398.23 feet with the North line of said 308.14 acre tract and the South line of said 35 acre tract to a point for the Southwest corner of this tract;

THENCE North 26deg.52'17" West 409.36 feet to a point for the Northwest corner of this tract;

THENCE North 63deg.08'16" East 250.00 feet to a 1/4" iron rod and cap marked "WALKER 4425" set in a line of said 35 acre tract and a line of an 18.16 acre tract described in Vol. 118, P. 493, Official Public Records, for a corner of this tract;

THENCE South 5deg.00' East 70.0 feet to a point for a corner of said 35 acre tract and a corner of this tract;

THENCE North 63deg.08'16" East 174.30 feet to the point of beginning.

Bearings are based on the record East line of Survey 1 as monumented.

A plat of this survey accompanies this description.

I hereby certify that the foregoing description represents the results of an actual survey on the ground made by me or under my direct supervision and that the lines and corners found or set are true and correct to the best of my knowledge and belief.

Steven F. Walker
Steven F. Walker
Registered Professional Land Surveyor #4425
Licensed State Land Surveyor
Brewster County Surveyor
Date: January 29, 2002

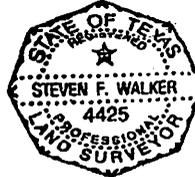


EXHIBIT A