

**NOTICE OF ACCELERATION AND  
NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**NOTE AND DEED OF TRUST INFORMATION:**

Note: Real Estate Lien Note

Deed of Trust: Third Lien Deed of Trust and Security Agreement dated November 29, 2017, filed as Document No. 20176005 of the Official Public Records of Gillespie County, Texas.

Date of Note and Deed of Trust: November 29, 2017

Grantor: TRISTAR ESTATES, LLC

Original Mortgagee: GENTRY LENDING GROUP, LLC

Original Principal Amount of Note: \$30,378.00

Recording Information: Document No. 20176005 of the Official Public Records of Gillespie County, Texas

Property County: Gillespie County, Texas

Property: The property located at 619 Live Oak Street, Fredericksburg, Gillespie County, Texas 78624, and being described as follows: 3.57 acre tract or parcel of land out of Outlot No. 88 as said Outlot designated on the map of plat of the City of Fredericksburg and Environs by the German Emigration Company, Gillespie County, Texas; being that certain 3.57 acre (deed/called acreage) tract of land conveyed from Brown's Nursing Home, Inc. to James F. Cotter by warranty deed with vendor's lien recorded in Volume 158, Page 346 et seq. of the Deed Records of said county; said 3.57 acre tract being more particularly described in Exhibit A attached hereto and incorporated herein verbatim.

Additional Property: All improvements, fixtures, materials, supplies, equipment, apparatus, and other items owned by Grantor and attached to, installed in or used in connection with the Property and such other personal property described as Mortgaged Property pursuant to the Deed of Trust.

APR 16 2019

**FILED**

MARY LYNN RUSCHE  
COUNTY CLERK  
Gillespie Co., Texas

By Jeri Monte  
Deputy

Posted @ 9:27am



**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Gentry Lending Group, LLC

Mortgage Servicer: Gentry Lending Group, LLC

Current Beneficiary: Gentry Lending Group, LLC

Mortgage Servicer  
Address: 12600 Hill Country Blvd.  
Bee Cave, Texas 78738

**SALE INFORMATION:**

Date of Sale: May 7, 2019

Time of Sale: 10:00 A.M. or within three hours thereafter.

Place of Sale: The Property has been scheduled for foreclosure sale on Tuesday, May 7, 2019, between the hours of 10:00 A.M. and 4:00 P.M. at the main front door facing main street of the Gillespie County Courthouse. If the proceeding area is no longer the designated area, the place of sale will be at the area most recently designated by the Gillespie County Commissioner's Court (pursuant to §§51.002(h) of the TEX. PROP. CODE ANN.). This sale shall commence at 10:00 A.M. or within three hours thereafter. The property will be sold to the highest bidder for cash.

Substitute Trustee: Thomas Rossington or Martha Rossington or Juanita Cox or Jimmy Carroll Brewer or Stephen Rawlings

Substitute Trustee Address: ServiceLink Agency Sales and Posting, LLC  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

WHEREAS, the above-named Grantor previously conveyed the above-described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and


WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee, Kevin D. Bowie, and any previously appointed Substitute Trustees have been removed and Thomas Rossington or Martha Rossington or Juanita Cox or Jimmy Carroll Brewer or Stephen Rawlings have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Thomas Rossington or Martha Rossington or Juanita Cox or Jimmy Carroll Brewer or Stephen Rawlings, as Substitute Trustee, 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 in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. 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.
4. 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 Grantors 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 purchasers own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. **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.**

  
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Martha Rossington, Substitute Trustee

## EXHIBIT A

A DESCRIPTION OF A 3.57 ACRE TRACT OR PARCEL OF LAND OUT OF OUTLOT NO. 88 AS SAID OUTLOT DESIGNATED ON THE MAP OR PLAT OF THE CITY OF FREDERICKSBURG AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY, GILLESPIE COUNTY, TEXAS; BEING THAT CERTAIN 3.57 ACRE (DEED/CALLED ACREAGE) TRACT OF LAND CONVEYED FROM BROWN'S NURSING HOME, INC. TO JAMES F. COTTER BY A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 158, PAGE 346 ET SEQ. OF THE DEED RECORDS OF SAID COUNTY; SAID 3.57 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 5/8 inch diameter iron rod found at the point of intersection of the south line of West Live Oak Road with the east line of an Outlot Street as shown on said map or plat of Fredericksburg, being at the northwest corner of said Outlot No. 88, for the northwest corner of the said 3.57 acre tract and the northwest corner hereof;

THENCE with the west line of said Outlot No. 88 and east line of said Outlot Street, S 00° 43' 13" W, a distance of 360.17 feet to a 160 nail found in a fence post at the southwest corner of the said 3.57 acre tract, for the southwest corner hereof;

THENCE departing from said west line and passing over and across said Outlot No. 88 with south and east line of the said 3.57 acre tract the following two (2) courses:

1. S 89° 56' 10" E, a distance of 431.82 feet along a wire fence line to a 1/2 inch diameter iron rod found at a fence post at the southeast corner of the said 3.57 acre tract, for the southeast corner hereof, and

2. N 00° 30' 33" E, a distance of 360.89 feet to a 1/2 inch diameter iron rod found on the north line of said Outlot No. 88 and said south line of Live Oak Road, being at the northeast corner of the said 3.57 acre tract, for the northeast corner hereof;

THENCE with the said south line of West Live Oak Road and north line of Outlot No. 88, S 89° 58' 00" W (BASE BEARING FOR DIRECTIONAL CONTROL), a distance of 430.50 feet to the POINT OF BEGINNING, containing 3.57 acres of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.