

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

THE STATE OF TEXAS )

COUNTY OF FREESTONE )

Notice is hereby given that whereas, on May 16, 1985, Annie B. Bonner, executed a deed of trust to the State Director of the Farmers Home Administration for the State of Texas and his successors in office as State Director or Acting State Director, Trustee, for the benefit of the United States of America, Beneficiary, as more fully shown by instrument recorded in Volume 690, Page 102, Official Records, Freestone County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture, pursuant to the delegations of authority contained in the Federal Register, the contents of which publication are to be judicially noticed pursuant to Section 1507, Title 44, United States Code, did on September 20, 2017, appoint the undersigned as Substitute Trustee; and

WHEREAS, default has occurred in the payment of the promissory note described in said deed of trust and in the covenants contained in said deed of trust; and

WHEREAS, the Beneficiary, the United States of America, acting by and through the duly authorized representative of the Secretary of Agriculture, as aforesaid, has requested me to enforce this deed of trust;

NOW, THEREFORE, I hereby give notice that after the due publication of this notice as required by said deed of trust and the law, I will sell at public vendue to the highest bidder or bidders, for cash, at the front steps of courthouse (South entrance) in Fairfield, Freestone County, Texas, in which county such property is situated, at 10:00 a.m., or within three hours thereafter, on the first Tuesday of November 2017, being the 7th day of November, the following land located in said county and more particularly described as follows:

All that certain lot, tract or parcel of land being Lot No. Forty (40), a part of the TYUS ADDITION to the City of Fairfield, Freestone County, Texas, according to the plat of the same recorded in Volume 569, P. 704 of the Map Records, Freestone County, Texas and Envelope 84-A and 84-B of the Plat Records, Freestone County, Texas.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements.
2. Unpaid ad valorem taxes.
3. Restrictive covenants recorded in Volume 570, Page 381, Deed Records, Freestone County, Texas, and Volume 2, Page 40, Plat Records, Freestone County, Texas.

4. Any portion of subject property lying within the boundary of any public roadway.
5. Any utility easements that are visible or apparent and unrecorded.
6. Utility easements, roadway easements and restrictions, etc. as set out in plat recorded in Envelope 84-A and 84-B, Plat Records, Freestone County, Texas.
7. Oil and Gas Lease dated 6/23/78 from Haynie Tyus et al to Home Petroleum Corp., recorded in Volume 511, Page 180, Deed Records, Freestone County, Texas.
8. Mineral Deed dated 6/15/79 from Haynie Tyus et al to Home Petroleum Corp., recorded in Volume 511, Page 180, Deed Records, Freestone County, Texas.

EXECUTED this 16<sup>th</sup> day of October, 2017.

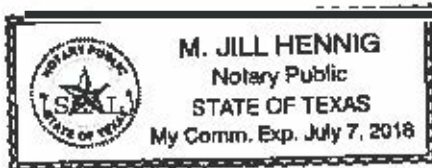
*Terri Chenoweth*

Terri Chenoweth  
 Substitute Trustee  
 1502 Highway 77 North  
 Hillsboro, Texas 76645  
 (254) 582-7328 ext. 4

ACKNOWLEDGMENT

THE STATE OF TEXAS )  
 COUNTY OF FREESTONE )

This instrument was acknowledged before me on October 16, 2017, by Terri Chenoweth, as Substitute Trustee.



*M. Jill Hennig*  
 Notary Public, State of Texas

FILED FOR RECORD IN  
 Freestone County  
 Linda Jarvis  
 COUNTY CLERK  
 ON: Oct 16, 2017 AT 02:20P  
 as Notice of Trustee Sale

Total Fees : 8.00  
 Receipt Number - 143914  
 By: Alicia Dossett, Deputy