

POSTED

DATE 7/16/11
9:20 AM

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 NOLAN)

Notice is hereby given that whereas, on May 23, 2011, Samuel P. Baker and wife, Lana Baker, executed a deed of trust to the State Director for Rural Development 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 as Instrument No. 11-3990, Volume 1072, Page 77, and then corrected as Instrument No. 12-8660, Volume 1149, Page 134, Official Public Records of Nolan 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 May 16, 2018, 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 lobby area of the courthouse in Sweetwater, Nolan County, Texas, in which county such property is situated, at 10:00 a.m., or within three hours thereafter, on the first Tuesday of August, being the 7th day of August 2018, the following land located in said county and more particularly described as follows:

Lot 3, Block 16, East Ridge Addition to the City of Sweetwater, Nolan County, Texas according to the plat thereof recorded as Plat 16-A, Plat Records of Said County.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Shortages in area.
2. All liens, covenants, conditions, reservations, or other matters affecting title to the land herein described.

3. Any encroachment(s) or protrusion(s) of a fence and/or building(s) into or outside of the boundary lines of the subject property herein described.

4. Any portion of the property herein described which falls within the boundaries of any road or roadway.

5. Any visible and apparent easements on or across the property herein described, which are not shown of record.

6. Fence lines do not follow lot lines as shown in survey dated May 9, 2011, by Michael Daggs, RPLS 5064.

7. All leases, grants, exceptions or reservations of coal, lignite, oil, gas, and other minerals, together with all rights, privileges, and immunities relating thereto.

8. Unpaid ad valorem taxes.

EXECUTED this 6th day of July, 2018.

Cheryl C. Reed

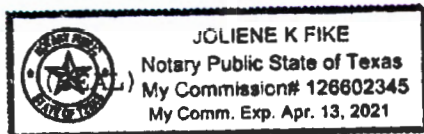
Cheryl C. Reed
Substitute Trustee
4400 Buffalo Gap Road, Suite 4150
Abilene, Texas 79606
(325) 201-9840

ACKNOWLEDGMENT

THE STATE OF TEXAS)

COUNTY OF NOLAN)

This instrument was acknowledged before me on July 6th,
2018, by Cheryl C. Reed, as Substitute Trustee.



Jolienne K Fike
Notary Public, State of Texas