

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 JONES)

Notice is hereby given that whereas, on July 10, 2009, John P. Shupe and wife, Tina M. Shupe, 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 in Document No. 091809, Volume 303, Page 891, Official Public Records of Jones 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

POSTED NOTICE

DATE 8-4-16 **TIME** 9:20 A.M.

Kee Ann Jennings
JONES COUNTY CLERK, JONES CO., TX

BY: Christina Gallardo

noticed pursuant to Section 1507, Title 44, United States Code, did on
July 13, 2016, 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 South entrance of the courthouse in Anson, Jones County,
Texas, in which county such property is situated, at 10:00 a.m., or
within three hours thereafter, on the first Tuesday of September, being
the 6th day of September 2016, the following land located in said
county and more particularly described as follows:

Being 1.000 acre of land out of Lot 5 of the Brinkley Acres,
Subdivision of 53.202 acres out of the Subdivision No. 1,
W.A. Minter Subdivision of the Robert Smith Survey No. 192,
Jones County, Texas, as shown of record in Slide No. 334,
and Volume 14, Page 175, Plat Records of Jones County,
Texas. Said 1.000 acre being more particularly described as
follows;

Beginning at a found ¼" Metal rebar on the South line of FM
Highway 1226 (100' right-of-way) at the Northeast corner of
said Lot 5 for the Northeast corner of this tract;
THENCE S13°24'11" E with the East line of said Lot 5,
208.42' to a set ¼" metal rebar for the Southeast corner of
this tract, whence a found ¼" metal rebar at the Southeast
corner of said Lot 5 bear S13°24'11"E 209.16';
THENCE S75°51'25"W 209.08' to a set ¼" metal rebar on the
West line of said Lot 5 for the Southwest corner of this
tract, whence a found ¼" metal rebar at the Southwest corner
of said Lot 5 bears S13°22'13"E 209.19';

THENCE N13°22'13"W with the West line of said Lot 5, 208.42' to a found $\frac{1}{4}$ " metal rebar on the South line of said FM Highway 1226 at the Northwest corner of said Lot 5 for the Northwest corner of this tract;
THENCE N75°51'25"E (bearing basis) with the South line of said FM Highway 1226, 208.96' to the point of beginning and containing 1.000 acre of land.

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. Reservation of an undivided $\frac{1}{4}$ of royalty for a 10 year period or so long as there is production. At the end of this period then said interest shall pass to the then owner of land to the same extent as though it were conveyed in this deed. Said reservation made by Mrs. Luda Carter, et al in their deed to A.F. Young, dated 12/9/1947, filed on 12/19/1947, recorded in Volume 315, Page 495, Deed Records, Jones County, Texas.
3. Reservation by A.F. Young and wife, Mrs. Arther Young, the contingent $\frac{1}{4}$ interest in and to the royalty on subject property. This contingent interest being the same royalty interest as described immediately above. Reservation is made in Deed from A.F. Young, et ux to W.V. Feemster and V.L. Feemster, dated 11/22/1950, filed on 11/28/1950, recorded in Volume 364, Page 315, Deed Records, Jones County, Texas.
4. Reservation of $\frac{5}{8}$ th of all minerals by C.D. Hicks and wife, Mary J. Hicks in their deed to Veterans Land Board, dated 7/10/1963, filed on 7/15/1963, recorded in Volume 521, Page 672, Deed Records, Jones County, Texas.
5. Royalty interest mentioned in Deed from A.F. Young and wife, to Zearl Young, dated 12/30/1957, recorded in Volume 469, Page 127, Deed Records, Jones County, Texas.
6. Right of Way dated 11/3/1966, executed by Roger Q. Garrett, Jr. to State of Texas, filed on 12/2/1966, recorded in Volume 548, Page 84, Deed Records, Jones County, Texas.
7. Easement dated 5/3/78, executed by Roger Garrett to Hawley Water Supply Corp., filed on 8/26/1978, recorded in Volume 612, Page 48, Deed Records, Jones County, Texas.
8. Right of Way dated 2/9/1979, executed by Steve Knight and wife, Pat Knight to Hawley Water Supply Corporation, filed on 7/25/1979, recorded in Volume 618, Page 843, Deed Records, Jones County, Texas.

9. Easement dated 9/23/1980, executed by Steve Knight to West Texas Utilities, Co., filed on 10/30/1980, recorded in Volume 633, Page 281, Deed Records, Jones County, Texas.

10. Unpaid ad valorem taxes.

EXECUTED this 4th day of August, 2016.

Cheryl Reed

Cheryl Reed
Substitute Trustee
4400 Buffalo Gap Road, Suite 4150
Abilene, Texas 79606
[325] 690-6162 ext. 4

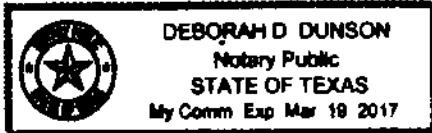
ACKNOWLEDGMENT

THE STATE OF TEXAS)

COUNTY OF JONES)

This instrument was acknowledged before me on August 4,
2016, by Cheryl Reed, as Substitute Trustee.

(SEAL)



Deborah D. Dunson
Notary Public, State of Texas