

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 June 13, 2013, Michael S. Wyatt, 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 Clerk's File #131855, in Volume 375, Page 469, Official Public Records and re-filed as Clerk's File #132544 in Volume 379, Page 25, Official Public Records, 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

POSTED NOTICE

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

Keelan Jennings
JONES COUNTY CLERK, JONES CO., TX

BY: Christina Gallardo

Register, the contents of which publication are to be judicially 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 a 0.220 of an acre tract of land in the SE/4 of Section 8, BBB & C R.R. Co. Survey, Jones County, Texas and being a part of that 5 acre tract described in Vol. 474, Page 222 of the Jones County Deed Records, said 0.220 of an acre tract being more fully described as follows:

BEGINNING at a 1" galvanized pipe found at the SW corner of said 5 acre tract in the North line of Elizabeth Street in the City of Stamford and being the SE corner of that 0.256 of an acre tract described in Volume 150, Page 180 of the Jones County Public Records, for the SW corner of this tract;

THENCE N 89° 47' 00 " E, called East, with the north line of Elizabeth Street, for 60.00 feet to a point for the SE corner of this tract, from which a 3/8" reinf. rod found, bears South 0.23 feet;

THENCE North 159.92 feet, called 160.4 feet, to a 3/8" reinf. rod found in the South line of 20 feet wide alley, for the NE corner of this tract;

THENCE West, with the South line of said alley, for 60.00 feet to a 1" galvanized pipe found at the NE corner of said 0.256 of an acre tract, for the NW corner of this tract;

THENCE South 160.15 feet, called 160.4 feet, to the PLACE OF BEGINNING.

SUBJECT, HOWEVER TO THE FOLLOWING:

1. Discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
2. Reservation and/or conveyance of all oil gas and other minerals by predecessors in title.
3. The right to set aside any foreclosure sale under said deed of trust if an administration of the estate of Michael S. Wyatt is opened within four years of the date of death.
4. Unpaid ad valorem taxes.

EXECUTED this 4th day of August, 20 16.

Cheryl Reed

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

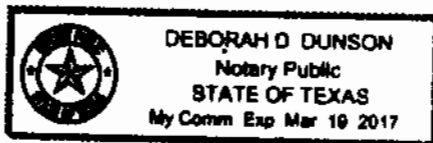
ACKNOWLEDGMENT

THE STATE OF TEXAS)

COUNTY OF JONES)

This instrument was acknowledged before me on August 4,
20 16, by Cheryl Reed, as Substitute Trustee.

(SEAL)



Deborah D. Dunson
Notary Public, State of Texas