

**NOTICE OF NONJUDICIAL FORECLOSURE SALE**

THE UNDERSIGNED INTENDS TO CONDUCT A NONJUDICIAL FORECLOSURE SALE OF PROPERTY SITUATED IN ARCHER COUNTY, TEXAS. THE DETAILS OF THE SALE ARE SET OUT HEREIN BELOW.

**Property to be sold.** The property to be sold is located in Archer County, Texas and is further described as follows:

Lots Number Four (4), Five (5) and Six (6), in Block Number Twenty-One (21), of Original Townsite of Holliday, Archer County, Texas, according to the Map or Plat thereof recorded in/under Cabinet 1, Slide 4, Map/Plat Records, Archer County, Texas ("Property").

**Instrument to be foreclosed.** The instrument to be foreclosed is a deed of trust recorded in Archer County, Texas and further described as follows:

Date: July 8, 2014

Filing Date: July 14, 2014

Grantor: Thomas L. Stanford  
306 S. Bois D' Arc  
Holliday, Texas 76366  
Archer County

Trustee: Brent L. Hillery  
2525 Kell Blvd, Suite 100  
Wichita Falls, Texas 76308  
Wichita County

Original beneficiary: Fidelity Bank  
2525 Kell Blvd, Suite 100  
Wichita Falls, Texas 76308  
Wichita County

Recording information: Doc. 13670, Vol. 781, Page 109 of the Official  
Public Records of Archer County, Texas.

The ("Deed of Trust"),

**Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date of Sale: October 3, 2017

**Time of Sale:** The sale will begin no earlier than 10 A.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

**Place:** Archer County Courthouse  
The North entrance of the courthouse annex.  
112 E. Walnut  
Archer County, Texas

The sale will occur at the North entrance of the courthouse annex or in the area designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

**Terms of Sale.** The terms of the sale are described below:

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note(s) up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of Sale.** The sale is a nonjudicial deed of trust foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

**Obligations Secured.** The obligations secured by the Deed of Trust, include without limitation the following:

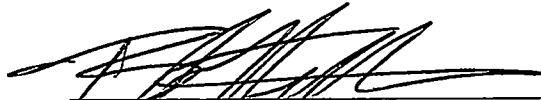
<b>Note Description</b>	<b>Date</b>	<b>Original Amount</b>	<b>Borrower(s)</b>
79813	July 8, 2014	\$53,000.00	Thomas L. Stanford

("Note"), all renewals and extensions of the Note and any all present and future indebtedness of the Borrower(s) to the beneficiary of the Deed of Trust Collectively, the ("Obligations")

**Holder of Obligations and Beneficiary of Deed of Trust.** The current beneficiary of the Deed of Trust ("Current Beneficiary") and the holder of the obligations secured by The Deed of Trust is:

Name: Fidelity Bank  
Mailing address: 2525 Kell Blvd., Suite 100  
Wichita Falls, Texas 76308  
Wichita County

**Default and Request to Act.** Default has occurred under the Deed of Trust, and the Beneficiary has instructed the undersigned to offer the Property for sale toward the satisfaction of the Obligations.



Brent L. Hillery, Trustee  
2525 Kell Blvd, Suite 100  
Wichita Falls, Texas 76308  
Wichita County