

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 July 21, 1993, Carolyn L. Solomon, 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 under Clerk's File No. 2650 in Volume 908, Page 399, Deed of Trust Records, and re-recorded under Clerk's File No. 2792 in Volume 909, Page 173, Deed of Trust 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 the 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 December 2017, being the 5th day of December, 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. Twenty-Four (24) in the Tyus Addition in and to the City of Fairfield, Freestone County, Texas as shown in Envelope 84-A and 84-B in the Map Book 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 Envelope 84-A and 84-B, Plat Records, Freestone County, Texas and Volume 2, Page 40, Deed Records, Freestone County, Texas and Volume 570, Page 381, Deed Records, Freestone County, Texas.

4. Any portion of the subject property lying within the boundary of any road or roadway.

5. Any easements or rights of way over and across the subject property.

6. All restrictions and covenants of said subdivision as platted in Volume 2, Page 40, Plat Records of Freestone County, Texas.

7. Subject to building restrictions permitting "Only a single family brick veneer residence of at least 900 sq. ft. of living area," and all other restrictions in Volume 570, Page 381, Deed Records of Freestone County, Texas.

8. Oil and Gas Lease from Haynie Tyus and James C. Tyus to Home Petroleum Corp dated 6/23/78 recorded in Volume 511, Page 180, Deed Records, Freestone County, Texas.

9. Mineral Deed from Haynie Tyus, Trustee, dated 6/15/79, recorded in Volume 533, Page 119, Deed Records, Freestone County, Texas, conveying all present interest.

10. Reservation of all minerals as contained in deed dated 8/18/80 from Haynie Tyus et ux to John Alford recorded in Volume 569, Page 704, Deed Records, Freestone County, Texas.

11. Any unit designations of record and any amendments, ratifications, assignments, etc. thereto of record.

EXECUTED this 7th day of November, 2017.



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 November 7,

2017 by Terri Chenoweth, as Substitute Trustee.



Kathy L. Ballesteros
Notary Public, State of Texas

(SEAL)

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Nov 08, 2017 AT 10:30A
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 144291
By: Laverne Moore, Deputy