



NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS \*
COUNTY OF YOUNG \*

WHEREAS, on the 5th day of October, 2015, STEPHEN W. MABRY and wife, DIANE MABRY, executed a deed of trust conveying to KEN ANDREWS, as trustee, the real estate herein described, to secure JEAN TEIS, in the payment of a debt therein described, said deed of trust being recorded in Volume 1188, Page 8642, in the Official Public Records of Young County, Texas; and

WHEREAS, default has occurred in the payment of said indebtedness, the same is now wholly due, notices of default have been given to debtors as required by law, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness;

NOW, THEREFORE, notice is hereby given that on Tuesday, the 3rd day of January, 2017, between the hours of 10:00 A.M. and 1:00 P.M., I will sell said real estate under the Portico at the North Entrance of the Young County Courthouse, Young County, Graham, Texas, to the highest bidder for cash. The earliest time the sale may occur is 10:00 o'clock A.M., but may begin no later than 1:00 o'clock P.M.

Said real estate is described as follows: In the County of Young, State of Texas, to-wit:

BEING SURFACE and SURFACE ESTATE ONLY IN AND TO Sixteen (16) acres, more or less, out of the James Ray Survey, Abstract No. 1628, Young County, Texas and being described as follows:

BEGINNING at an iron rod, being 41.1 feet South of the Northeast corner of said Ray Survey; THENCE South, along the East Boundary Line of said survey 887.2 feet to an iron rod for corner; THENCE West 785.5 feet to an iron rod for corner; THENCE North 887.2 feet to an iron rod for corner; THENCE East 785.5 feet to the PLACE OF BEGINNING.

Subject to the Mineral Rights conveyed in Warranty Deed dated September 1, 1999 recorded in Volume 859, Page 844 Official Public Records, Young County, Texas.

WITNESS my hand this 8th day of December, 2016.

[Signature]
KEN ANDREWS, Trustee

The within Notice was posted by me on the above date at the following public places in Young County, Texas:

Original at the Courthouse Door in Graham, Texas, at 11:05 o'clock A.M.

[Signature]
KEN ANDREWS, Trustee