

Notice of Substitute Trustee's Sale

December 22, 2017

Deed of Trust ("Deed of Trust"):

Dated: November 5, 2014

Grantor: Clinton L. Lambert and Stacy K. Lambert

Trustee: Bruce R. Bailey

Lender: Farmers National Bank of Newcastle

Recorded in: Volume 1178, Page 208 of the real property records of Young County, Texas

Legal Description: The real property commonly known as 405 S. Avenue H, Olney, Young County, Texas 76374, which is more fully described as follows:

Being an 80 x 140 foot tract out of Lot No. Three (3), Block No. One (1) of the John W. Groves Second Addition to the City of Olney, in Young County, Texas and part of an adjoining alley as shown by map or plat recording in Volume 43, Page 369, and ordinance in Volume 337, Page 410 of the Deed Records of Young County, Texas more particularly described as follows:

Beginning 70 feet North of the Southwest corner of Lot No. Three(3) in said Block No. One (1) of such addition;

Thence South 80 feet to a point in abandoned alleyway;

Thence East 140 feet to the East Boundary Line of alleyway;

Thence North 80 feet to the East Boundary Line of alleyway;

Thence West 140 feet to the **place of beginning**.

Secures: Promissory Note ("Note") in the original principal amount of \$11,000.00, executed by Clinton L. Lambert and Stacy K. Lambert ("Borrower") and payable to the order of Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, and all rights and appurtenances thereto

Substitute Trustee: Toby L. Reddell

Substitute Trustee's Address: 434 Oak St. Ste. C, Graham, Texas, 76450

Foreclosure Sale:

Date: Tuesday, February 6, 2018

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter.

Place: The place designated by the Young County 516 Fourth Street, Young County Courthouse, Graham, Texas 76450. The sale shall take place at the area designated therefor by the Young County Commissioner's Court.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Farmers National Bank of Newcastle's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Farmers National Bank of Newcastle, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Farmers National Bank of Newcastle's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Farmers National Bank of Newcastle's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Farmers National Bank of Newcastle passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

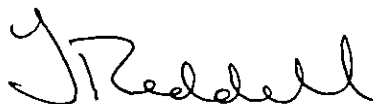
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Farmers National Bank of Newcastle. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



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