



NOTICE OF FORECLOSURE SALE

STATE OF TEXAS

COUNTY OF YOUNG

NOTICE OF FORECLOSURE SALE

Notice Pursuant to Tex. Prop. Code 51.002(i): 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.

Date: March 8, 2016

Deed of Trust:

Dated: April 15, 2014

Grantors: Ricky Johnson and Billy Griffin

Trustee: Ken Andrews

Lender: Bonnie J. Gilliam, Individually and as Independent Executor of the Estate of Larry J. Gilliam, deceased

Recorded in: Volume 1166, Pages 728-733, of the Real Property Records of Young County, Texas

Secures: Installment Vendor's Lien Note in the original principal amount of \$121,900.00, executed by Grantors and payable to the order of Lender and all other indebtedness of Grantors to Lender.

Property: The real property, 1425 Loving Hwy, 1427 Loving Hwy, 1429 Loving Hwy, Graham, Texas, **Tract No. One:** Being the Surface and Surface Estate Only in and to 0.421 acres out of the J.W. Manning Survey, Abstract No. 188, Young County, Texas. Said 0.421 acres being described as follows:
Beginning at a fence corner post found for the most westerly corner of said

0.421 acres from which the southwest corner of said survey bears S 76 degrees 45'57" W 1,233 feet;
Thence N 49 degrees 18' 38" E 188.59 feet to a fence corner post found for corner;
Thence S 35 degrees 39' 21" E 94.38 feet to a ½ inch iron rod set for corner in the north right-of-way line of State Highway No. 16 and at the beginning of a curve to the right;
Thence with said right of way line and a curve to right having a Radius of 4,583.66 feet, Arc Length of 18.36 feet and a Chord direction of S 46 degrees 40' 51" W 18.36 feet to a ½ inch rod set for end of said curve to the right;
Thence S 46 degrees 54' W 153.0 feet with said right-of-way line to a ½ inch Iron rod set at the beginning of a curve to the right;
Thence with said right-of-way and a curve to the right having a Radius of 1,909.86 feet, Arc length of 14.94 feet and a Chord direction of S 48 degrees 37' 10" W 14.94 feet to a ½ inch iron rod set for corner;
Thence 37 degrees 23' 45" W 101.59 feet to the point of beginning containing 0.421 acres more or less.

Tract No. Two: Being the Surface and Surface Estate Only in and to 0.254 acres out of the J.W. Manning Survey, Abstract No. 188, Young County, Texas. Said 0.254 acres being described as follows: Beginning at fence corner post found for the most westerly corner of said 0.254 acres from which the southwest corner of said survey bears S 79 degrees 05' 54" W 1,129 feet;
Thence N 50 degrees 51' 31" E 105.15 feet to a fence corner post found for corner;
Thence S 37 degrees 23' 45" E 101.59 feet to a ½ inch iron rod set in the north right-of-way line of State Highway No. 16 and at the beginning of a curve to the right;
Thence with said right-of-way and said curve to the right having a Radius of 1,909.86 feet, Arc length of 109.28 feet and a Chord direction of S 50 degrees 28' 58" W 109.27 feet to a ½ inch iron rod set for corner;
Thence N 35 degrees 06' 33" W 102.51 feet to the point of beginning containing 0.254 acres more or less.

Assignment: The Note and liens and security interests of the Deed of Trust were transferred and assigned by Ricky Johnson to Billy Griffin by Assumption Warranty Deed dated August 6, 2014, recorded in Volume 1173, Pages 712-714, of the Real Property Records of Young County, Texas

Substitute

Trustee: Henry C. Meyer

Substitute

Trustee's

Street Address: 3948 Singleleaf Lane, Fort Worth, Texas 76133

Foreclosure Sale:

Date: Tuesday, April 5, 2016

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 1:00 pm and 4:00 pm local time; the earliest time at which the Foreclosure Sale will begin is 1:00 pm. The sale will be completed by no later than 4:00 pm.

Place: UNDER THE PORTICO AT THE NORTH ENTRANCE OF THE COURTHOUSE in Young County, Texas, in the area designated by the County Commissioners 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 Beneficiary'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 obligation of the Deed of Trust. Because of that default Beneficiary, 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 Beneficiary's election to proceed against and sell both the real property and any

personal property described in the Deed of Trust in accordance with Beneficiary'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 of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the Date, Time, and Place of Sale described above 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 Deed of Trust and the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

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

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. 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. 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 in "as, 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 51.0077 of the Texas Property Code, the 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 the Substitute Trustee.

Notice is given that before the Foreclosure Sale Beneficiary may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.

Substitute Trustee: Henry C. Meyer
HENRY C. MEYER

This instrument was acknowledged before me on the 10th day of March, 2016, by HENRY C. MEYER.



Nancy A. Meyer
Notary Public, State of Texas