



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WHEREAS, Robert W. Ward executed a Deed of Trust (the "Deed of Trust") dated January 30, 2013, conveying to Scotty W. Lindley, Trustee, the property (the "Property") hereinafter described to secure First Bank Texas, ssb, as Lender, in the payment of debt therein described, said Deed of Trust being recorded in Volume 1139, Page 279 of the Official Public Records of Young County, Texas; and,

WHEREAS, the Property is situated in Young County, Texas, and is more fully described as follows:

The East One-half (E/2) of T. E. & L. Co. Survey No. 60, Abstract No. 336, in Young County, Texas, and containing 160 acres of land, more or less, SAVE AND EXCEPT the North 91 acres of said tract.

WHEREAS, First Bank Texas, ssb, whose mailing address is 1849 South First Street, Abilene, Texas 79602, is the owner and holder of the indebtedness described in the Deed of Trust; and,

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said Property to satisfy said indebtedness; and

WHEREAS, the undersigned has been duly appointed substitute trustee under the provisions of said Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4th day of October, 2016, the Property will be sold at public auction, in accordance with the terms of the Deed of Trust and the Texas Property Code. The location of the sale will be under the Portico at the North Entrance to the Young County Courthouse, in Graham, Young County, Texas, or (if said location is not the designated area for such sales), in the area designated for such sales by the County Commissioners of Young County, Texas. At the sale, the Property will be sold to the highest bidder for cash in accordance with the terms of the Deed of Trust and Texas law. The sale will begin at 10:00 o'clock a.m. (which is the earliest time at which the sale will begin) or not later than three (3) hours after that time. The Property will be sold to the highest bidder for cash; except, however, that any bid of First Bank Texas, ssb, may be by credit against the indebtedness secured by the Deed of Trust.

This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

The Property will be sold "AS IS", and no warranties or representations, either express or implied, shall be conveyed, given or made at the sale. Prospective bidders are encouraged to consult with counsel of their choice, and to conduct an independent investigation of the nature and physical

condition of the Property and of the status of all matters affecting title to, and encumbrances upon, the Property, prior to participating in the sale of the Property.

Prospective bidders are advised that the purchase price shall be due and payable, in cash, without delay on acceptance of the highest bid; except, however, that any bid made by First Bank Texas, ssb, may be by credit against the indebtedness owing to First Bank Texas, ssb.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions will be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

First Bank Texas, ssb reserves the right to postpone, withdraw, or reschedule the sale for another day. In the event that the sale is postponed or rescheduled, notice of the date and time of any rescheduled Substitute Trustee's Sale will be re-posted and re-filed in accordance with the posting and filing requirements of the Texas Property Code and the Deed of Trust. The re-posting or re-filing may be after the date originally scheduled for this sale.

WITNESS MY HAND THIS 2nd day of September, 2016.



James R. Gravley or Kenneth G. Leggett or
Charles E. Rice, Substitute Trustee

Physical Address of Substitute Trustee:
402 Cypress, Suite 800
Abilene, Texas 79601

Mailing Address of Substitute Trustee
P.O. Box 3579
Abilene, Texas 79604

Phone: (325) 677-4190
Fax: (325) 677-4195
Email: lawyer@gravleyleggett.com