

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SUBSTITUTE TRUSTEE'S NOTICE

THE STATE OF TEXAS }
COUNTY OF SAN AUGUSTINE }

NOTICE IS HEREBY GIVEN THAT, WHEREAS, on December 11, 2013, JENNINGS PLACE, INC., executed a Deed of Trust to DAVID CHADWICK, Trustee, for the benefit of FARMERS STATE BANK, Center, Texas, on the hereinafter described real estate, which Deed of Trust appears of record in Volume 287, Page 663, of the Real Property Records, San Augustine County, Texas, to which record, reference is here made to more fully show the wording and effect of such instrument and the property covered by it; and

WHEREAS, the said Deed of Trust specifically authorizes the appointment of a Substitute Trustee by the beneficiary of said Deed of Trust; and

WHEREAS, the said Trustee has become incapacitated to serve as such, or has resigned or has failed and refused to act as such; and

WHEREAS, by authority of the said Deed of Trust, the beneficiary thereunder did, on May 23, 2016, appoint me, RANDY McLEROY, as Substitute Trustee;

WHEREAS, the said JENNINGS PLACE, INC., has made default in the payment of the note described in such instrument, leaving a delinquent balance on this date remaining unpaid thereon; and

WHEREAS, FARMERS STATE BANK, the said beneficiary, has requested me to enforce such trust;

NOW, THEREFORE, I, RANDY McLEROY, Substitute Trustee has aforesaid, hereby give notice that I will accordingly, after due posting of this notice as required by said Deed of Trust and the law, for at least twenty-one days successively next before the day of sale at the Door of the District Courthouse in San Augustine, San Augustine County, Texas, and, after serving written notice of such sale, at least twenty-one days preceding the date specified herein as the date upon which said property will be sold, by certified mail, return receipt requested, on each debtor obligated to pay the above mentioned debt according to the records of the holder of said indebtedness, sell at public venue to the highest bidder, or bidders, for cash, in the area designated by the Commissioners' Court of San Augustine County, Texas, pursuant to TEX. PROP. CODE, § 51.002, or, if no such area has been designated, within 100 feet of the main entrance to the building where the district court is usually held in San Augustine County, Texas, that being the county in which said property is situated, between the hours of 10:00 o'clock a.m., and 4:00 o'clock p.m., but no earlier than 1:00 o'clock p. m., nor later than 4:00 o'clock p. m., of the first Tuesday in the month of September, 2017, the same being September 5, 2016, the following described real estate so described in and secured by such Deed of Trust:

All that certain tract or parcel of land located in SAN AUGUSTINE COUNTY, TEXAS, on the E. QUIRK SURVEY, A-35, being 0.38 of an acre of land, more or less, a portion of Lots 154, 155, 166 and 167 of Block 23 of the Town of San Augustine, Texas, being the same land described in deed to Martha L. Buckner dated September 1, 2006, recorded in Volume 76, Page 294, Real Property Records of San Augustine County, Texas, and, also, in the deed from Martha Buckner to American Habilitation Services, Inc., on March 20, 2009, recorded in Volume 133, page 0216, Real Property Records of San Augustine County, Texas, and being described by metes and bounds as follows, to-wit:

BEGINNING at a point in the South line of Block 23 of the original town of San Augustine, Texas, which is 150 feet Eastward from the Southwest corner of said Block and in the North line of Main Street, an iron axle for corner;

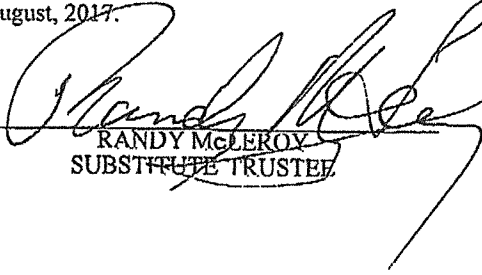
THENCE South 81-1/2° East along the North line of Main Street and the South line of Block 23, at 10 feet the Southwest corner of Lot 166, being the Southeast corner of Lot No. 167, in all 80 feet to an iron axle for corner in the South line of Lot 166 and in old fence row;

THENCE North 9° 20' East, at 160 feet the line common to Lots 166 and 155, and, in all, 207 feet to the South line of land of Mrs. J. W. Bryan, an iron stake for corner;

THENCE North 81-1/2° West along the South line of Mrs. J. W. Bryan's land, at 70 feet the line common to Lots 154 and 155, and, in all, 80 feet to an iron stake for corner in the South line of Mrs. J. W. Bryan;

THENCE South 9° 20' West at 47 feet the line common to Lots 154 and 167, in all 207 feet to the PLACE of BEGINNING, containing 0.38 of an acre of land, as surveyed on November 19, 1957 by R.A. Wood, RPS No. 653, and being the same land described in deed from Leila Downs Clark to Ray Neil McEachern, et ux., dated December 10, 1957, recorded in Volume 121, Page 140 of the Deed Records of San Augustine County, Texas;

WITNESS my hand on this, the 8th day of August, 2017.


RANDY MCLEROY
SUBSTITUTE TRUSTEE

Notice pursuant to Section 51.002, Texas Property Code:

“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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.”

FILED FOR RECORD - *posted*
August 8 2017
9:45 O'CLOCK A.M.
J. D. NOBLE, COUNTY CLERK
SAN AUGUSTINE COUNTY
SAN AUGUSTINE, TEXAS
Carolyn Graham
DEPUTY