

MAY 12 2017

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Belinda Jimenez
COUNTY CLERK, CORYELL CO., TEXAS

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.

WHEREAS, Byron Markus Evetts, a single person, executed a Deed of Trust ("the Deed of Trust") dated September 2, 2015, conveying to M. Eugene Worthington, Trustee, the property described therein to secure National United, formerly National Bank d/b/a The National Banks of Central Texas in the payment of the indebtedness described therein; and

WHEREAS, the Deed of Trust is recorded at Clerk's File Number 282859 of the Official Public Records of Coryell County, Texas;

WHEREAS, the property subject to the Deed of Trust is described as "3705 East Main Street, Gatesville, Texas 76528," and legally described as "Being the center tract of land out of the Theo Merrill Survey, Abstract No. 711, situated in Coryell County, Texas, the same being the central 0.983 acres of that certain 3.33 acre tract conveyed by James N. Bowen, et ux, to Willie Kanz, a single man in a Deed dated September 2, 1967 and recorded in Vol. 263, Page 396-397 in the Deed Records of Coryell County, Texas and being further described in EXHIBIT A attached hereto and made a part hereof" (hereinafter "the property"); and

WHEREAS, National United, formerly National Bank d/b/a The National Banks of Central Texas is the present owner and holder of the Note and indebtedness described in the Deed of Trust and the liens securing its payment; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of such original Trustee upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, the indebtedness secured by the Deed of Trust includes a Note ("the Note") dated September 2, 2015, executed by Byron Markus Evetts, payable to National United, formerly National Bank d/b/a The National Banks of Central Texas in the original principal amount of \$49,500.00; and

WHEREAS, defaults have occurred under the Note and the Deed of Trust and the Note is now due and payable in full as provided therein; and

WHEREAS, I have been requested to sell the property pursuant to the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, June 6, 2017, between 10:00 a.m. and 4:00 p.m., Kerry L. Haliburton or Stephanie E. Schwab, Substitute Trustee, will sell the property by public sale at auction to the highest bidder for cash. The sale

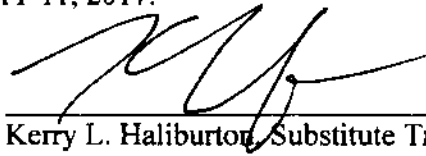
will take place at the North door of the Coryell County Courthouse, Gatesville, Texas, or in the area of the courthouse designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code, the earliest time at which the sale will occur will be 11:00 a.m. Pursuant to Section 51.002 of the Texas Property Code, the sale shall begin at that time or not later than three hours after that time. The Deed of Trust permits the Beneficiary to postpone or withdraw, or reschedule the sale for another day. In such case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at that date, time and place of a scheduled sale to announce a 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 Texas Property Code. Such reposting or refiling may be after the date originally scheduled for sale.

The sale will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any property that has been released from the liens of the Deed of Trust.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of sale for the property being sold.

THE PURCHASER AT THE FORECLOSURE SALE WILL RECEIVE THE TITLE TO THE PROPERTY OWNED BY BYRON MARKUS EVETTS, AND WILL NOT RECEIVE ANY REPRESENTATION OR WARRANTY OF ANY KIND, ORAL, WRITTEN, EXPRESS, OR IMPLIED, FROM NATIONAL UNITED, FORMERLY NATIONAL BANK D/B/A THE NATIONAL BANKS OF CENTRAL TEXAS CONCERNING THE PROPERTY, AND NATIONAL UNITED, FORMERLY NATIONAL BANK D/B/A THE NATIONAL BANKS OF CENTRAL TEXAS HAS NOT MADE, AND DOES NOT MAKE, ANY SUCH REPRESENTATIONS OR WARRANTIES. THE SUBSTITUTE TRUSTEE DOES NOT, AND WILL NOT, MAKE ANY REPRESENTATIONS OR WARRANTIES, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF TITLE TO THE PROPERTY. THE PROPERTY WILL BE SOLD AS IS, WHERE IS, AND WITH ALL FAULTS. THE PURCHASER AT THE FORECLOSURE SALE WILL RELY SOLELY ON PURCHASER'S OWN INSPECTIONS OR INVESTIGATIONS OF THE PROPERTY AND THE CONDITION THEREOF IN MAKING A DECISION TO PURCHASE THE PROPERTY. ALL OF THESE PROVISIONS SHALL EXPRESSLY SURVIVE THE TRANSFER OF THE PROPERTY TO PURCHASER.

EFFECTIVE DATE OF NOTICE IS MAY 11, 2017.

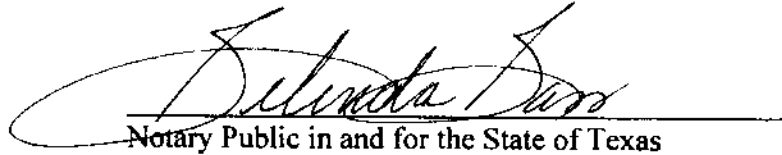
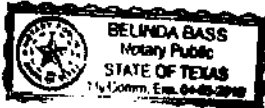


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STATE OF TEXAS §

COUNTY OF McLENNAN §

This instrument was acknowledged before me on May 11, 2017, by Kerry L. Haliburton.



Notary Public in and for the State of Texas

EXHIBIT "A"
LEGAL DESCRIPTION

Being the center tract of land out of the Theo Merrill Survey, Abstract No. 711, situated in Coryell County, Texas, the same being the central 0.983 acres of that certain 3.33 acre tract conveyed by James N. Bowen, et ux to Willie Kanz, a single man in a Deed dated September 2, 1967 and recorded in Vol. 263, Page 396-397 in the Deed Records of Coryell county, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 4"x4" concrete monument at a 10.00 foot offset in the North Right of Way line of U. S. Highway No. 84 about three (3) miles East of Gatesville, Texas;

THENCE N 62 deg. 26' W 20.00 feet for the place of beginning of this tract;

THENCE N 28 deg. 34' E 28.10 feet to a 3/8" iron pin for a corner;

THENCE N 62 deg. 26' W 118.15 feet to a 3/8" iron pin for a corner;

THENCE N 24 deg. 20' E 321.65 feet to a 3/8" iron pin for the Northeast corner of this tract, being also on the North line of said 3.33 acre tract;

THENCE N 77 deg. 13 min. W 111.60 feet along said North line to a 3/8" iron pin for the Northwest corner of this tract;

THENCE S 27 deg. 14' W 319.78 feet to a 3/8" iron pin for the Southwest corner of this tract, also being on the North right of Way line of U. S. No. 84;

THENCE S 62 deg. 26 min. E 246.00 feet along the South line of this tract, also being the North right of way line of U. S. Highway No. 84 to the place of beginning, and containing 0.983 acres of land.

THIS POLICY DOES NOT INSURE COMPUTATION OF AREA OR ACREAGE AND IS SUBJECT TO "SHORTAGES IN AREA"