

(8)

FILED
AT 8:15 O'CLOCK A.M.

AUG 11 2017

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Barbara Simpson

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, Martha McCoy-Farmer, dealing in non-homestead property, executed a Deed of Trust ("the Deed of Trust") dated May 31, 2012, conveying to David S. Barnard, 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 254127 of the Official Public Records of Coryell County, Texas;

WHEREAS, the property subject to the Deed of Trust is legally described as "Being 1.761 acres out of the J.B. Smith Survey, Abstract No. 907, and being that called 2 acres conveyed to Carl Chambers, as recorded in Volume 220, Page 180, of the Deed Records of Coryell County, Texas, and being more particularly described by metes and bounds on attached Exhibit A" (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 Real Estate Lien Note ("the Note") dated May 31, 2012, executed by Martha McCoy-Farmer, payable to National United, formerly National Bank d/b/a The National Banks of Central Texas in the original principal amount of \$59,500.00; 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, September 5, 2017, between 10:00 a.m. and 4:00 p.m., Kerry L. Haliburton, Stephanie E. Schwab, Kyle Knas, or Joe Rivera, 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

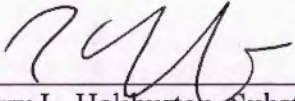
pursuant to Section 51.002 of the Texas Property Code, the earliest time at which the sale will occur will be 11:00 a.m. Pursuant to Section 51.002 of the Texas Property Code, the sale shall begin at that time or not later than three hours after that time. The Deed of Trust permits the Beneficiary to 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 MARTHA MCCOY-FARMER 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 AUGUST 9, 2017.


Kerry L. Haliburton, Substitute Trustee
Naman, Howell, Smith & Lee, PLLC
400 Austin Avenue, Suite 800 (76701)
P.O. Box 1470
Waco, Texas 76703-1470
254-755-4100
FAX 254-754-6331
E-Mail: haliburton@namanhowell.com

STATE OF TEXAS §

COUNTY OF McLENNAN §

This instrument was acknowledged before me on August 9, 2017, by Kerry L. Haliburton.



Belinda Bass

Notary Public in and for the State of Texas

EXHIBIT A

Being 1.761 acres out of the J. B. Smith Survey, Abstract No. 907, and being that called 2 acres conveyed to Carl Chambers, as recorded in Volume 220, Page 180 of the Deed Records of Coryell County, Texas, and being more particularly described herein by metes and bounds to-wit:

Beginning at a concrete Highway Monument at the intersection of the south boundary of State Highway No. 84, and the east boundary of Mountain Road at a fence corner for the northwest corner of this tract;

Thence N 87 deg 23' 15" E along the south boundary of State Highway No. 84, the north boundary of this tract at 255.68 feet set an iron rod at a fence post set in concrete for the northeast corner of this tract;

Thence S 00 deg 59' 25" E along a fence line for the east boundary of this tract at 305.77 feet set an iron rod at a fence corner post for the southeast corner of this tract;

Thence S 88 deg 49' 34" W along a fence line for the south boundary of this tract at 251.46 feet found an iron rod at a fence corner post in the east boundary of Mountain Road, for the southwest corner of this tract;

Thence N 1 deg 46' 40" W along a fence line for the east boundary of said Mountain Road, the west boundary of this tract, at 299.37 feet to the place of beginning, containing 1.761 acres as surveyed on the ground 19 October 2006.