

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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DATE: August 21, 2018

Betty Crane
CLERK COUNTY COURT
FRANKLIN CO., TX.

DEED OF TRUST:

Date: August 22, 2014
Grantor: Byron Noble
Grantor's County: Franklin
Beneficiary: The First National Bank of Winnsboro, Texas
Substitute Trustee: Edgar J. Garrett, Jr.
Recorded: Recorded Volume 301, Page 366, Official Public Records, Franklin County, Texas.
Property: Exhibit A attached hereto and made part hereof as if copied verbatim

NOTE:

Date: August 22, 2014
Amount: \$ 44,170.16
Debtor: Byron Noble
Holder: The First National Bank of Winnsboro, Texas

DATE OF SALE OF PROPERTY: October 2, 2018

EARLIEST TIME OF SALE PROPERTY: 10:00 AM

PLACE OF SALE PROPERTY: On the Franklin County Courthouse steps, Mount Vernon, Texas

Because of default in performance of the obligations of the deed of trust, Edgar J. Garrett, Substitute Trustee, will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.

Witness my hand August 20 2018.

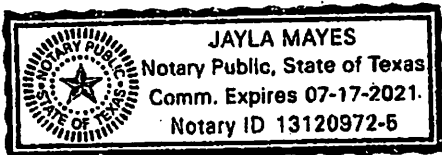
[Signature]

Edgar J. Garrett, Substitute Trustee

STATE OF TEXAS §
COUNTY OF HUNT §

BEFORE ME, the undersigned authority, on this day personally appeared Edgar J. Garrett, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 20TH day of August, 2018.



Jayla Mayes

Notary Public, State of Texas

EXHIBIT "A"

Being all that certain lot, tract, or parcel of land located in the GRAY B. KING SURVEY, A-411, Franklin County, Texas and being a part of Lot #7 in Block G-1 of the City of Wimsboro, Texas. Said Lot being the same land described in a Deed from Leola Campbell et al, to Florence Campbell Rawlings, dated January 2, 1967 and recorded in Volume 89, Page 122 of the Deed Records of Franklin County, Texas and also being a part of Tract One as described in a Deed of Trust from Ethel Nikolay Lawrence and wife, Linda Faye Lawrence to B. F. Campbell, dated the 5th day of December, 1977. said lot being more fully described as follows:

BEGINNING at a 1" iron pipe found in the East right-of-way of Church Street and being N 33° 29' 30" E - 93.08 feet and N 34° 25' E - 80.00 feet from the intersection of Campbell Street. Said pipe used for the Northwest corner of this lot;

THENCE S 66° 15' E, in all a total distance of 125.00 feet to a 1/2" iron rod set for the Northeast corner of this Lot;

THENCE S 32° 57' W, at 15.00 feet to a chain link fence, same being the boundary line established by parcel agreement between the adjoining tract owners, continuing in all a total distance of 50.59 feet to a 1/2" iron rod set for the East-Southeast corner of this Lot;

THENCE with said chain link fence as follows N 63° 00" W 28.28 feet, a 1/2" iron rod; S 62° 02' W 27.15 feet, a 1/2" iron rod; N 22° 58' W 3.09 feet, a 1/2" iron rod and S 14° 39' W 7.6 feet to a 1/2" iron rod set for the South Southeast corner of this Lot;

THENCE N 60° 53' W 85.94 feet to a 3/8" iron rod set in the East right of way of said Church Street and set for the Southwest corner of this Lot;

THENCE N 34° 25' E with the East right of way of said Church Street 80.00 feet to the PLACE OF BEGINNING, as surveyed by Charles Brewer, a Registered Public Surveyor, during the month of October, 1988.