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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

*Richard E. Roberts*  
FRANKLIN COUNTY COURT  
FRANKLIN CO. TX.

Date: February 21, 2018

Deed of Trust:

Date: May 4, 2009

Grantor: MERRITT J. TUCKER and JANICE M. TUCKER

Grantor's County: Franklin

Beneficiary: FIRST NATIONAL BANK OF WINNSBORO

Trustee: JOHN W. ALEXANDER

Substitute Trustee: RICHARD E. ROBERTS

Recorded in: Volume 208, Page 510, Official Public Records, Franklin County, Texas

Property: All that certain Leasehold Estate in and to that certain lot, tract or parcel of land being LOT 3, UNIT 2, PELICAN BAY SUBDIVISION, Franklin County, Texas, as shown by plat of record in Volume H, Page 214, and amended in Volume H, Page 234 of the Surveyor Records, Franklin County, Texas.

Date of Sale of Property: Tuesday, April 3, 2018, at or within three hours after 11:00 a.m.

Place of Sale of Property (including County): On the steps on the south side of the Franklin County Courthouse as designated by the Commissioner's Court in Mt. Vernon, Texas.

Because of default in performance of the obligations under the Deed of Trust, 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.

*Richard E. Roberts*  
RICHARD E. ROBERTS,  
Substitute Trustee  
215 E. Goode  
Quitman, Texas 75783

STATE OF TEXAS

COUNTY OF WOOD

This instrument was acknowledged before me on February 21, 2018, by  
RICHARD E. ROBERTS.



*Cheryl D. Moore*  
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Notary Public, State of Texas