

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.

THE STATE OF TEXAS)

COUNTY OF FALLS)

Notice is hereby given that whereas, on January 18, 1989, Plantation Arms, Ltd., a Texas Limited Partnership, executed a deed of trust to the State Director of the Farmers Home Administration for the State of Texas and his successors in office as State Director or Acting State Director, Trustee, for the benefit of the United States of America, Beneficiary, as more fully shown by instrument recorded in Volume 14, Page 256, Official Records of Falls County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture, pursuant to the delegations of authority contained in the Federal Register, the contents of which publication are to be judicially noticed pursuant to Section 1507, Title 44, United States Code, did on

September 17, 2019, appoint the undersigned as Substitute

Trustee; and

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LINDA WATKINS
CO. CLK. FALLS CO.

WHEREAS, default has occurred in the payment of the promissory note described in said deed of trust and in the covenants contained in said deed of trust; and

WHEREAS, the Beneficiary, the United States of America, acting by and through the duly authorized representative of the Secretary of Agriculture, as aforesaid, has requested me to enforce this deed of trust;

NOW, THEREFORE, I hereby give notice that after the due publication of this notice as required by said deed of trust and the law, I will sell at public vendue to the highest bidder or bidders, for cash, at 1910 Industrial Park Road, Marlin, Falls County, Texas 76661, in which county such property is situated, at 10:00 a.m., or within three hours thereafter, on the first Tuesday of March 2020, being the 3rd day of March, the following land located in said county and more particularly described as follows:

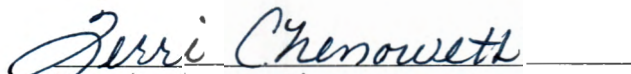
Being all of that certain tract or parcel of land, lying and being situated in Marlin, Falls County, Texas, according to a plat recorded in Book 2, Map 50 of the map Records of Falls County, Texas.

BEGINNING; at the south corner of said Lot 3, same being at the intersection of the Northeast right of way line of Robert E. Lee Drive and the northwest right-of-way line of State Hwy. 147; THENCE: N 28°07'30" W - 489.77 feet along said Robert E. Lee Drive line to the west corner of said Lot 8, also being the south corner of Lot 9, Block 2 of said PLANTATION ACRES ADDITION; THENCE: N 61°52'30" E - 120.23 feet along the common line between said Lots 8 and 9 to the north corner of said Lot 8; THENCE: S 29°46'29" E - 487.16 feet to the east corner of said Lot 3, same being in said State Hwy. 147 northwest line; THENCE: S 60°40'24" W - 134.28 feet along said State Hwy. 147 line to the PLACE OF BEGINNING; and containing 1.43 acres of land, more or less.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements.
2. Any visible and apparent roadway or easement over or across the subject property, the existence of which does not appear of record.
3. ROW dated ___ day of ___, 19___, filed May 31, 1962, from Verna Bargainer et al to the City of Marlin and recorded in Volume 251, Page 387, Deed Records, Falls County, Texas.
4. ROW Easement dated June 12, 1958, from Mrs. Virginia Allen et al to Southwestern Electric Service Co. and recorded in Volume 241, Page 550, Deed Records, Falls county, Texas.
5. ROW dates November 4, 1977, from Cullen J. Rogers, individually and as attorney-in-fact for Doris B. Rogers to Southwestern Electric Service Co. and recorded in Volume 304, Page 849 Deed Records, Falls County, Texas.
6. ROW Easements dated February 16, 1983 and March 31, 1983, from Cullen J. Rogers et ux to Plantation Manor Apartments, Ltd. Recorded in Volume 327, Page 994 and Volume 328, Page 360, respectively, Deed Records, Falls County, Texas.
7. ROW Easement dated October 11, 1983, from Cullen J. Rodgers et ux, Doris B. Rogers to Lone Star Gas Co. and recorded in Volume 330, Page 289, Deed Records, Falls County, Texas.
8. Subject to ROW Easements shown on plats in Volume 2, Plats 47, 50 and 62, Map and Plat Records, in the Office of the County Clerk, Falls County, Texas.
9. Unpaid ad valorem taxes.

EXECUTED this 6th day of February, 2020.



Terri Chenoweth
Substitute Trustee
1502 Highway 77 North
Hillsboro, Texas 76645
(254) 582-7328 ext. 4

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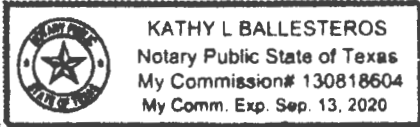
LINDA WATKINS
CO. CLK. FALLS CO

ACKNOWLEDGMENT

THE STATE OF TEXAS)

COUNTY OF FALLS)

This instrument was acknowledged before me on February 6,
2020, by Terri Chenoweth, as Substitute Trustee.



(SEAL)

Kathy L. Ballesteros
Notary Public, State of Texas

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