

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.

DATE: June 12, 2018

NOTE: Promissory Note described as follows:

Date: August 25, 2010
Maker: Milton A. Albright and Cara Sue Albright
Payee: Allegiance Bank f/d/b/a Enterprise Bank
Original Principal Amount: \$139,578.01

DEED OF TRUST: Deed of Trust described as follows:

Date: August 25, 2010
Grantor: Milton A. Albright and Cara Sue Albright
Trustee: Stephen R. Fontaine
Beneficiary: Allegiance Bank f/d/b/a Enterprise Bank
Recorded: Volume Number 250, page 446, in the Official Public Records of Falls County, Texas

LENDER: Allegiance Bank f/d/b/a Enterprise Bank

BORROWER: Milton A. Albright and Cara Sue Albright

PROPERTY:

TRACT ONE:

30.34 acres of land in the T.J. Chambers and J.A. Manchaca conflicting surveys, Falls County, Texas, more fully described in attached Exhibit "A".

TRACT TWO:

93.92 acres of land in the Chambers and Manchace conflicting grants, Falls County, Texas, more fully described in attached Exhibit "B".

SUBSTITUTE TRUSTEE: Andy Pattillo and Matthew L. Czimskey have been appointed as Substitute Trustee, each empowered to act independently

Substitute Trustee's Mailing Address:

Beard, Kultgen, Brophy, Bostwick & Dickson, PLLC

FILED 10:30 AM

JUN 12 2018

LINDA WATKINS
CO. CLK. FALLS CO.

Attn: Andy Pattillo
220 South Fourth Street
Waco, Texas 76701

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

July 3, 2018, the first Tuesday of the month, to commence at 10:00 a.m., or within three (3) hours after that time.

Lender reserves the right to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the 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. The reposting or refileing may be after the date originally scheduled for this sale.

PLACE OF TRUSTEE'S SALE OF PROPERTY:

ON THE FALLS COUNTY COURTHOUSE SOUTH SIDE STEPS FACING HWY 7,
OR AS DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION
51.002 OF THE TEXAS PROPERTY CODE.

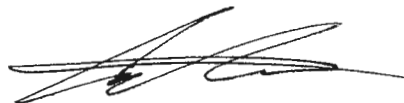
RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust.

The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of June 12, 2018.



Andy Pattillo, Substitute Trustee

After recording, please return to:

Beard, Kultgen, Brophy, Bostwick & Dickson, PLLC
Attn: Andy Pattillo
220 South Fourth Street
Waco, Texas 76701