

**MODIFICATION AGREEMENT**

**Date:** March 22, 2018 (Effective Date)  
**Borrower/Obligor:** Charles R. Smith and Sherry M. Smith  
**Lender:** SouthStar Bank, S.S.B.  
**Recording Information:** Volume 343, Page 36, Official Public Records of Falls County, Texas

**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

**DATE:** June 21, 2019  
**SUBSTITUTE TRUSTEE:** Bryan F. Russ III or Molly A. Hedrick  
**RECORDING INFORMATION:** Recorded in Volume 360, Page 497 of the Official Public Records of Falls County, Texas

**DATE OF SALE OF PROPERTY:** Tuesday, August 6, 2019

**EARLIEST TIME OF SALE OF PROPERTY:** 1:00 p.m. (The sale shall be completed no later than 4:00 p.m.)

**PLACE OF SALE OF PROPERTY:** South entrance steps leading through the South courthouse door to the second floor of the Falls County Courthouse at Marlin in Falls County, Texas or as designated by the County Commissioners or as designated by the Commissioner’s Court, pursuant to Section 51.002 of the Texas Property Code.

Because of default in performance of the obligations of the Deed of Trust, the Substitute Trustee will sell the property by public auction to the highest bidder for cash (subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale) at the place and date and time 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. The sale will be completed no later than 4:00 p.m.

**FILED** \_\_\_\_\_ **M**

**JUN 24 2019**

**LINDA WATKINS  
CO. CLK. FALLS CO.**

**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 24, 2019

**DEED OF TRUST:**

**DATE:** March 12, 2013

**GRANTOR:** Charles R. Smith and wife, Sherry M. Smith

**GRANTOR'S ADDRESS:** 3235 Eddins Lane, Franklin, Texas 77856

**BENEFICIARY:** Texas Star Bank, S.S.B. now known as SouthStar Bank, S.S.B.

**ORIGINAL TRUSTEE:** Steve Johnson

**RECORDING INFORMATION:** Volume 278, Page 289, Official Public Records, Falls County, Texas.

**PROPERTY:** BEING Lot Five (5) and the South Ten (10) feet of Lots Twenty-Nine (29) and Thirty (30) in Original Block One (1) North of the Public Square in the City of Marlin, Falls County, Texas, and being the same property described in a Warranty Deed with Vendor's Lien dated March 12, 2013 from Cameron M. Kay to Charles R. Smith and wife, Sherry M. Smith, recorded in Volume 278, Page 287 of the Official Public Records of Falls County, Texas.

**NOTE SECURED BY DEED OF TRUST:**

**DATE:** March 12, 2013

**ORIGINAL AMOUNT:** Thirty-Six Thousand Dollars (\$36,000.00)

**BORROWER:** Charles R. Smith and wife, Sherry M. Smith

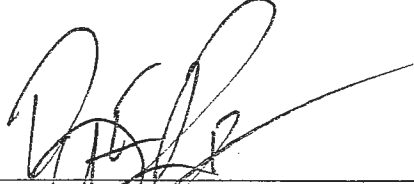
**HOLDER:** Texas Star Bank, S.S.B. now known as SouthStar Bank, S.S.B.

JUN 24 2019

LINDA WATKINS  
CO. CLK. FALLS CO.

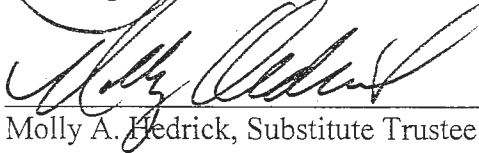
Questions concerning the sale may be directed to the attorney for the beneficiary:

Bryan F. Russ, III  
Palmos, Russ, McCullough & Russ, L.L.P.  
P.O. Box 1288  
Franklin, Texas 77856  
Telephone: (979) 828-3663  
Facsimile: (979) 828-3803



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Bryan F. Russ III, Substitute Trustee



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Molly A. Hedrick, Substitute Trustee

FILED \_\_\_\_\_ M

JUN 24 2019

LINDA WATKINS  
CO. CLK. FALLS CO.