

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 July 2, 1980, Cullen J. Rogers and wife, Doris B. Rogers, 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 141, Page 921, Deed of Trust 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,

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LINDA WATKINS
CO. CLK. FALLS CO.

did on September 17, 2019, appoint the undersigned as Substitute Trustee; and

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 January 2020, being the 7th day of January, the following land located in said county and more particularly described as follows:

2 acres of land out of the T. J. Chambers Survey, Abstract #13 and the A. de La Serda Survey, Abstract #67 (conflicting surveys), Falls County, Texas, and being part of that certain 77 acre tract of land conveyed as Second Tract to J. G. Barganier by deed recorded in Volume 127, Page 475 of the Falls County, Texas Deed Records.

BEGINNING at an iron stake at the intersection of the East line of said 77 acre tract with the North line of F.M. Highway #147; THENCE S 60°40'24" W 310 feet along said North line of highway to a point for the Southwest corner of this; THENCE N 29°46'27" W 281 feet to a point for the Northwest corner of this; THENCE N 60°40'24" E 310 feet to a point in said East line of 77 acre tract for the Northeast corner of this;

THENCE S 29°46'27" E 281 feet along said East line of 77 acre tract to the PLACE OF BEGINNING

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. Easement conveyed by Cullen J. Rogers, et ux, to City of Marlin by instrument dated September 11, 1978, and recorded in Volume 308, Page 849 of the Falls County Deed Records.
3. Easement conveyed to City of Marlin by Verna Barganier, et al, by instrument recorded in Vol. 251, Page 387, of the Falls County Deed Records.
4. The 120-day redemption rights of the Internal Revenue Service as provided in 26 U.S.C. § 7425(d).
5. Unpaid ad valorem taxes.

EXECUTED this 29th day of October, 2019.

Terri Chenoweth

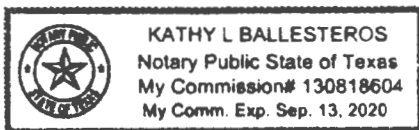
Terri Chenoweth
Substitute Trustee
1502 Highway 77 North
Hillsboro, Texas 76645
(254) 582-7328 ext 4

ACKNOWLEDGMENT

THE STATE OF TEXAS)

COUNTY OF FALLS)

This instrument was acknowledged before me on October 29,
2019, by Terri Chenoweth, as Substitute Trustee.



(SEAL)

Kathy L. Ballesteros

Notary Public, State of Texas