

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 March 31, 1983, Plantation Manor Apartments, Ltd., 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 148, Page 390, deed of Trust Records, 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

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DEC 04 2019

LINDA WATKINS  
CO. CLK. FALLS CO.

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:

2.52 acres of land out of the T.J. Chambers Survey, Abstract no. 13 and the A. de La Serda Survey, Abstract No. 67 (conflicting surveys), Falls County, Texas, and being a part of that certain 77 acres 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 the Southeast corner of the herein described tract; said point being in the East line of the aforementioned 77 acre tract and said point being located N 29° 46' 27" W, a distance of 281.00 feet from the intersection of the said East line of the 77 acre tract with the North line of F.M. Highway 147; THENCE S 60° 40' 24" W, with South line of the herein described tract, a distance of 260.00 feet to a point for corner;

THENCE N 29° 46' 29" W, with the West line of the herein described tract, a distance of 132.12 feet to an intersection of Lots 7 and 8 for corner;  
THENCE S 61° 52' 30" W, along the South line of Lot 8, a distance of 122.36 feet to a point found at the east right of way of Robert E. Lee Drive;  
THENCE N 28° 07' 30" W, a distance of 30.00 feet along the east line Robert E. Lee Drive to a point for corner;  
THENCE N 61° 52' 30" E, a distance of 121.49 feet to a point for corner;  
THENCE N 29° 46' 29" W, with the west line of herein described tract, a distance of 245.40 feet to a point for corner;  
THENCE N 60° 13' 33" E, with the North line of the herein described tract, a distance of 260.00 feet to a point in the aforementioned East line of the 77 acre tract for corner;  
THENCE S 29° 46' 27" E, with said East line of the 77 acre tract, a distance of 409.57 feet to the PLACE OF BEGINNING.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. All restrictive covenants affecting the subject property.
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements.
3. Right of Way conveyed to Southwestern Electric Service Company by instrument recorded in Vol. 241, Page 550, of Falls County Deed Records.
4. A 7 1/2-foot utility easement along Southwest line of said tract shown on plat of Plantation Acres Addition in the Office of the Falls county, Clerk.
5. Unpaid ad valorem taxes.

EXECUTED this 4<sup>th</sup> day of December, 2019.



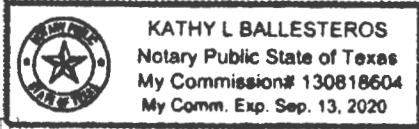
Terri Chenoweth  
Substitute Trustee  
1502 Highway 77 North  
Hillsboro, Texas 76645  
(254) 582-7328 ext. 4

ACKNOWLEDGMENT

THE STATE OF TEXAS )

COUNTY OF FALLS )

This instrument was acknowledged before me on December 4,  
2019, by Terri Chenoweth, as Substitute Trustee.



(SEAL)

Kathy L. Ballesteros  
Notary Public, State of Texas