

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 October 2, 1991, Retirement Acres, 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 32, Page 143, Official Public 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

September 17, 2019, appoint the undersigned as Substitute

Trustee; and

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FEB 07 2020

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 the certain tract or parcel of land, lying and being situated in the T. J. Chambers Survey, A-13 and the A. de la Serda Survey, A-67 (conflicting survey), in Falls County, Texas, and being a part of that 77.00 acre tract of land conveyed to J. G. Barganier as a second tract by deed recorded in Vol. 127, Page 475, Deed Records of the Falls County, Texas and being described as follows:

BEGINNING at a concrete monument in the North line of F.M. Highway No. 147 on the West line of said 77.00 acre tract;  
THENCE N 29 deg. 37' 55" W - 507.20' along said 77.00 acre West line to a point;  
THENCE N 60 deg. 47' 13" E - 242.64' to an iron rod for corner;  
THENCE S 29 deg. 12' 56" E - 209.61' to a point for corner;  
THENCE N 60 deg. 47' 13" E - 160.00' to a 1/2" iron rod for corner;  
THENCE S 29 deg. 37' 52" E - 276.74' to a 3/8" iron rod for corner, said corner being in the north line of said F.M. Highway No. 147;  
THENCE S 60 deg. 47' 56" W - 77.01' along said F.M. 147 line to a concrete monument for corner;

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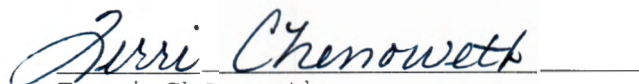
LINDA WATKINS  
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THENCE S 57 deg. 06' 09" W - 324.61 continuing along said F.M. 147 line to the PLACE OF BEGINNING; and containing 3.79 acres of land, more or less.

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. Right of way easement dated June 12, 1958 from Mrs. Virginia Allen et vir., B. L. Allen et al. to Southwestern Electric Service Company recorded in Volume 241, Page 550, Deed Records, Falls County, Texas.
3. Right of way easement filed in May 31, 1962 from Verna Barganier et al. to the City of Marlin recorded in Volume 251, Page 387, Deed Records, Falls County, Texas.
4. Right of way easement dated November 4, 1977 from Cullen J. Rogers, Individually and as Attorney-in-Fact for Doris B. Rogers to Southwestern Electric Service Company recorded in Volume 304, Page 849, Deed Records, Falls County, Texas.
5. All easements and right-of-ways shown on plats of 20.488 acres in Chambers and la Serda Grants, Falls County, Texas, recorded in Plat #51 and Plat #52, Map and Plat Book #2, in the office of the County Clerk, Falls County, Texas.
6. Right of way easement dated July 11, 1978 from Cullen J. Rogers, et ux. Doris B. Rogers to the City of Marlin recorded in Volume 307, Page 639, Deed Records, Falls County, Texas.
7. Any visible and apparent roadway or easement over or across the subject property, the existence of which does not appear of record.
8. Unpaid ad valorem taxes.

EXECUTED this 16<sup>th</sup> day of February, 2020.



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

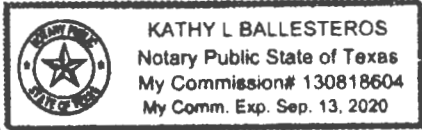
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ACKNOWLEDGMENT

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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