

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.

2018 OCT 12 AM 10:56

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

FILED

THE STATE OF TEXAS)
COUNTY OF DALLAS)

Notice is hereby given that whereas, on August 6, 1998, Mary Nell Crockett, executed a deed of trust to the State Director for Rural Development 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 98168, Page 07182, Deed of Trust Records, corrected and re-recorded in Volume 98209, Page 001129, Deed of Trust Records, and corrected and re-recorded in Volume 99055, Page 03532, Deed of Trust Records of Dallas 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 25, 2018, 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 the area outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang in Dallas, Dallas County, Texas, in which county such property is situated, at 10:00 a.m., or within three hours thereafter, on the first Tuesday of November, being the 6th day of November 2018, the following land located in said county and more particularly described as follows:

Being Lot 8 in Block 2 of Northside Addition, 2nd installment, an Addition to the City of Seagoville, Texas, according to the Plat recorded in Volume 72111, Page 1173 of the Map Records of Dallas County, Texas.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Shortages in area.
2. Unpaid ad valorem taxes.
3. Restrictive covenant recorded at Volume 4574, Page 434 of the Deed Records of Dallas County, Texas.

4. 15 foot utility easement along Northwest line of the property, as shown by the plat recorded in Volume 72111, Page 1173 of the Map Records of Dallas County, Texas.

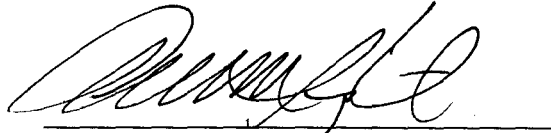
5. One-half (1/2) of the royalty of oil, gas and other minerals of every character in and under the herein described property, reserved in instrument from Bankers Life Company to Mrs. J. K. Williams, a widow, dated September 8, 1948, filed October 15, 1948, recorded in Volume 3046, Page 373 of the Deed Records of Dallas County, Texas.

6. Visible and apparent easements on or across the property, the existence of which does not appear of record.

7. Any portion of the property lying within the boundaries of any road or roadway.

8. Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land.

EXECUTED this 12 day of October, 2018.



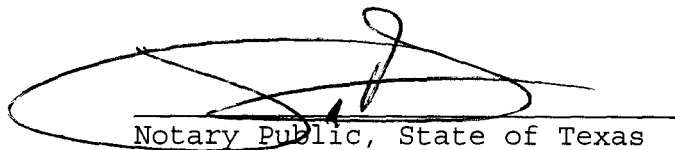
Allen M. Lambright
Substitute Trustee
1404 N. McDonald, Suite 300
McKinney, TX 75071
(972) 542-0081 ext. 4

ACKNOWLEDGMENT

THE STATE OF TEXAS)

COUNTY OF DALLAS)

This instrument was acknowledged before me on October 12th, 2018, by Allen M. Lambright, as Substitute Trustee.



Notary Public, State of Texas