

POSTED
10:14 A.M. _____ P.M.

NOV 02 2017

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS

By CW Deputy

STATE OF TEXAS §
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COUNTY OF ERATH §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by that one certain Deed of Trust, Security Agreement and Assignment of Rents and Leases dated December 19, 2014, and recorded as Document No. 2014-07221, Real Property Records, Erath County, Texas (the "Deed of Trust"), The Sunshine Trust ("Grantor"), conveyed to John R. Cox, Trustee ("Trustee") for the benefit of The First National Bank of Granbury ("Beneficiary"), the real property situated in Erath County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), to secure the payment of that one certain Promissory Note dated December 19, 2014, in the original principal amount of \$69,495.92, executed by Grantor and made payable to the order of Beneficiary (the "Note"); and

WHEREAS, default occurred under the terms of the Note and the Deed of Trust; and

WHEREAS, demand for payment of all amounts owed under the Note and the Deed of Trust was made, and all required notices have been given, all in accordance with the Note, the Deed of Trust and applicable law; and

WHEREAS, the indebtedness evidenced by the Note and secured by the Deed of Trust is now wholly due and payable; and

WHEREAS, the outstanding balance due under the Note and the Deed of Trust has not been paid; and

WHEREAS, John R. Cox, Trustee in the aforesaid Deed of Trust, was removed as Trustee, and the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele or Justin S. Light were appointed as Substitute Trustee in the place and stead of the said John R. Cox, said removal and appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, Beneficiary, the current owner and holder of said indebtedness and the current beneficiary under the Deed of Trust, has requested the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele or Justin S. Light, as acting Substitute Trustee, to sell the Property to satisfy the indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 5th day of December, 2017, between the hours of 10:00 A.M. and 4:00 P.M., the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele or Justin S. Light will sell the Property at public auction on the south steps of the Erath County Courthouse, 100 W. Washington Street, Stephenville, Texas 76401, or in the area designated by the Erath County Commissioners Court, if different, to the highest bidder for cash, subject to the right of Beneficiary to have its bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Said sale will begin no earlier than 10:00 A.M. and no later than three hours after that time.

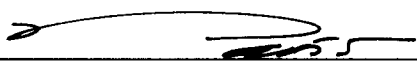
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES, IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

The Sender of this notice and his contact information is as follows:

Matthew T. Taplett
Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, Texas 76102
817/332-3245

WITNESS MY HAND this 31st day of October, 2017.

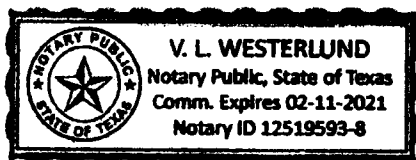
SUBSTITUTE TRUSTEE:

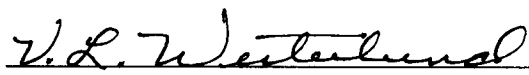


Matthew T. Taplett

STATE OF TEXAS §
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COUNTY OF TARRANT §

This instrument was acknowledged before me on the 31st day of October, 2017, by Matthew T. Taplett, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.





Notary Public for the State of Texas

**NAME, ADDRESS AND TELEPHONE
NUMBER OF MORTGAGEE:**

The First National Bank of Granbury
c/o Shannon Brown
4062 East Highway 377
Granbury, TX 76049
(817) 408-2263

**NAME, ADDRESS AND PHONE
NUMBER OF SUBSTITUTE
TRUSTEE:**

Matthew T. Taplett
Lee F. Christie
Michael L. Atchley
Jeremy Lee Harmon
Ethel A. Steele
Justin S. Light
Pope, Hardwicke, Christie, Schell,
Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, TX 76102
(817) 332-3245

EXHIBIT "A"

TRACT ONE:

All that certain Lot D in Block No. 1 in the City of Stephenville, Erath County, Texas, according to King's 1956 Map of Stephenville and described by metes and bounds as follows:

BEGINNING on the south boundary line of College Street at the NWC of original Lot No. 3 in Block No. 1;

THENCE N. 60 E. 26' with the south boundary line of College Street to NWC of Lot E;

THENCE S. 30 E. 95' to a corner of Lot E;

THENCE S. 60 W. 9' to a corner of Lot E;

THENCE S. 30 E. 19' to a corner of Lot F;

THENCE S. 60 W. 17' to East line of Lot G;

THENCE N. 30 W. 114' with East lines of Lot G and C to the place of beginning.

TRACT TWO:

A small lot of land out of the SWC of Lot E in Block 1 in the City of Stephenville, Erath County, Texas, according to King's 1956 Map of Stephenville at page 811 thereof, which map is recorded in Volume 381, page 105, Deed Records, Erath County, Texas and described as follows:

BEGINNING at the Southern SWC of said Lot E for the SWC of this;

THENCE N. 30 W. 9';

THENCE N. 60 E. 9';

THENCE S. 30 E. 9';

THENCE S. 60 W. to the place of beginning.

Handwritten signature or initials