

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

11:05 **POSTED**
A.M. P.M.

Notice of Substitute Trustee's Sale

Date: December 6, 2013

Substitute Trustee: Blake B. Thompson

Lender: Kitty Clare Biglin

Holder: Boucher, Morgan & Young, P.C., as Trustee of the Thomas R. and Kitty Biglin Family Trust

DEC - 9 2013
GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
BY 6 **DEPUTY**

Note:

Date: November 3, 2004
Maker: Jeane B. Starkey
Payee: Kitty Clare Biglin
Original Principal Amount: \$45,000.00

Deed of Trust:

Date: November 3, 2004
Grantor: Jeane B. Starkey
Lender: Kitty Clare Biglin
Recording information: Vol. 197, Page 0328, Real Property Records of Erath County, Texas

Property:

Tract One: Lot 6, Block 41 of the City of Dublin, Erath County, Texas, which lot lies adjacent to the East Boundary line of a nine (9) foot alley extending 140.77 feet East and West on Blackjack Street, 135 feet on Elm Street with a depth of 240.25 feet on the east property line and 240.39 feet on the west property line from Blackjack Street South to Elm Street.

Tract Two: 2,164 square foot tract of land, being all of a north-south alley with Lot 5, Block 42 bordering on the west side of said alley and Lot 6, Block 41 bordering on the east side of said alley, of the City Addition, City of Dublin, Erath County, Texas.

County: Erath County, Texas

Substitute Trustee's Name: Blake B. Thompson

Substitute Trustee's Address: 260 N. Belknap
Stephenville, Texas 76401

Date of Sale (first Tuesday of month): January 7, 2014

Time of Sale: The earliest time at which the sale will occur is 10:00 a.m., Erath County local time, and the sale shall not begin later than 3 hours thereafter.

Place of Sale: The designated area of the County Courthouse as designated by the Commissioners Court of Erath County, Texas

Holder has appointed Blake Thompson as Substitute Trustee under the Deed of Trust. Holder has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting title to the Property. Neither Substitute Trustee nor Holder make any representation or warranty (express or implied) regarding title to or condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then owing with respect to the Property.



Blake Thompson, Substitute Trustee
260 N. Belknap
Stephenville, Texas 76401