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.

POSTED
_____ A.M. 3:39 P.M.

Notice of Substitute Trustee's Sale

JUN 05 2014
GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
BY gw DEPUTY

Date: June 5, 2014

Substitute Trustee: Blake B. Thompson

Lender: Erath County Habitat for Humanity, a Texas Non-Profit Corporation

Holder: Erath County Habitat for Humanity, a Texas Non-Profit Corporation

Note:

Date: February 28, 2012
Maker: Claud Taylor and wife, Juanita Taylor
Payee: Erath County Habitat for Humanity, a Texas Non-Profit Corporation
Original Principal Amount: $34,500.00

Deed of Trust:

Date: February 28, 2012
Grantor: Claud Taylor and wife, Juanita Taylor
Lender: Erath County Habitat for Humanity, a Texas Non-Profit Corporation
Recording information: Document No. 2012-01241, Real Property Records of Erath County, Texas

Property:

A tract of land being a portion of Lots 4 and 5, Block 5, Dobkins Second Addition, an addition to the City of Dublin, Erath County, according to the plat thereof recorded in Vol. 30, Page 338, Deed Records, Erath County, Texas, being that same tract of land described in the Contract for Deed to Claude Taylor, recorded in Vol. 1385, Page 329, Deed Records, Erath County, Texas, being more particularly described in metes and bounds as follows:

BEGINNING at ½" rebar rod set with a cap stamped RPLS 1983 in the west line of Cottonwood, same being the west line of the G.C. & S.F. Railroad for the northeast comer of this described tract, which lies S 71°00'00" E. 124.08 feet and S 04°21'35" W, 446.76 feet from the northwest corner of said Block 5;

THENCE S 04°21'35" W, 88.55 feet along the west line of Cottonwood, same being the west line of the G.C. & S.F. Railroad to a cross tie fence comer post (control monument) for the southeast comer of this described tract;

THENCE N 73°46'27" W (base bearing per GPS Observation, WGS 84). 242.13 feet to a 3/8" rebar rod found (control monument) for the southwest comer of this described tract, in the east line of a tract of land described in the deed to Kyle Suggs, recorded in Vol. 1305, Page 732,

Deed Records, Erath County. Texas;

THENCE N 17°40'14" E. 84.94 feet along a common line between this described tract and the Suggs Tract to a fence comer (t-post) for the northwest corner of this described tract,

THENCE S 74°13'32" E, 221.79 feet to the point of beginning.

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): July 1, 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