

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: April 14, 2014 10:25 **POSTED**  
A.M. P.M.

MORTGAGEE/BENEFICIARY: L.H. Jones

PROMISSORY NOTE ("Note"):

DATE: August 15, 2007 **APR 14 2014**  
GWINDA JONES, COUNTY CLERK  
ERATH COUNTY, TEXAS  
BY LS DEPUTY

PRINCIPAL AMOUNT: \$39,500.00

BORROWER: James Knowles and Shaunna Knowles

MORTGAGEE/BENEFICIARY: L.H. Jones

HOLDER OF NOTE: L.H. Jones

DEED OF TRUST ("Deed of Trust"):

DATE: August 17, 2007

GRANTOR: James Knowles and Shaunna Knowles

MORTGAGEE/BENEFICIARY: L.H. Jones

RECORDING INFORMATION: Volume 1348, Page 0717, Deed of Trust Records, Erath County, TX

TRUSTEE'S NAME: Gale Warren or Heath E. Allen

TRUSTEE'S ADDRESS: Law Office of Warren & Allen, 240 E. Washington, Stephenville, TX 76401

PROPERTY:

All that certain lot, tract or parcel of land situated in the Bishop Addition to the town of Dublin, on the Wm. Thomas Survey in Erath County, Texas, and being part of Block No. 8 and Lot 9, According to the Douglas Map of Dublin, Texas, and the lot herein conveyed being a part and out of the S.E.C. of said Lot No. 9 of Block, No. 8, and more particularly described as follows; to-wit: BEGINNING at the S.E.C. of Lot No. 9, in the East line of the M.C. Bishop subdivision of the Wm. Thomas Survey for the S.E.C. of this; THENCE N. 19E. 90 feet to N.E.C. of this; THENCE N. 71 W. 112 ½ feet to N.W.C. of this; THENCE S. 19 W. 90 feet to the S.W.C. of this in the South line of said Lot No. 9, in Block No. 8 above mentioned; THENCE 74 E. 112 ½ feet to the place of beginning and being a lot fronting 90 feet on the W. Line of Grafton Street and extending back Westward 112 ½ feet.

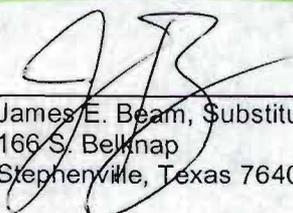
Being known as Lot 9B of the Bishop First Addition, City of Dublin, Erath County, Texas.

Commonly known as 232 N. Grafton, Dublin, TX 76446.

**SUBSTITUTE TRUSTEE'S NAME:** James E. Beam  
**SUBSTITUTE TRUSTEE'S ADDRESS:  
(INCLUDING COUNTY)** 166 S. Belknap, Stephenville, TX, Erath County, TX 76401  
**COUNTY:** Erath County, Texas  
**DATE OF SALE:  
(FIRST TUESDAY OF MONTH)** May 6, 2014  
**TIME OF SALE:** 10:00 A.M. OR WITHIN THREE (3) HOURS  
THEREOF  
**PLACE OF SALE:** South steps of Erath County Courthouse, 100 W.  
Washington, Stephenville, TX 76401

**NOTICE REGARDING RIGHTS AS A MEMBER OF ARMED FORCES:** 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.

Mortgagee/Beneficiary has appointed Substitute Trustee as Trustee under the Deed of Trust. Because of default in performance of the obligations of the above-described Note and Deed of Trust, Mortgagee/Beneficiary has instructed Substitute Trustee to offer the Property for sale towards 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 "AS IS", to satisfy the debt secured by the Deed of Trust. The sale will begin at the Time of Sale or not later than three (3) hours thereafter. .

  
James E. Beam, Substitute Trustee  
166 S. Belknap  
Stephenville, Texas 76401

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF ERATH

This instrument was acknowledged before me on the 14<sup>th</sup> day of April, 2014, by James E. Beam, Substitute Trustee.



*Tammy Mayo*  
Notary Public, State of Texas