

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.

THE STATE OF TEXAS)
COUNTY OF LIMESTONE)

Notice is hereby given that whereas, on December 5, 1985, Limestone Apartments, a Texas general partnership,, executed a deed of trust to the State Director of the Farmers Home Administration 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 142, Page 478, Deed of Trust Records, Limestone County, Texas and corrected and amended at Volume 145, Page 670, Deed of Trust Records, Limestone 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 July 21, 2014, 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 front door of the courthouse, 200 West State Street, Groesbeck, Limestone County, Texas, in which county such property is situated, at 10:00 a.m., or within three hours thereafter, on the first Tuesday of September, being the 2nd day of September 2014, the following land located in said county and more particularly described as follows:

Being a 2.07 acre tract of land situated in the REUBEN FLIPPIN SURVEY A-197, in Limestone County, Texas. Said tract is a part of DIVISION XI in the City of Kosse, described as parts of Subdivisions "A", "B" and "E" (according to the official plat recorded in Volume C, Page 220, of Limestone County Deed Records), and conveyed from E. S. White to Cecil Fellows and Lavada I. Fellows, as recorded in Volume 490, Page 4, of the Limestone County Deed Records. Said tract is more particularly described by metes and bounds as follows:

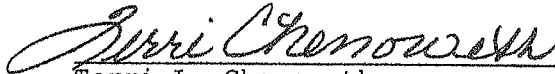
BEGINNING at an iron pipe set on the East ROW of Monroe Street in the City of Kosse, at a point which lies N 69° 23' W, a distance of 230.0 feet from the centerline of Mignonnette Street (State Hwy. 14), and near a chain-link fence;

THENCE N 69° 23' W, a distance of 395.0 feet along the East ROW of Monroe Street to an iron pipe set at intersection of South line of Ivy Street, near a utility pole;
THENCE N 20° 37' E, a distance of 228.7 feet along the South ROW line of Ivy Street to an iron pipe set at a fence corner post;
THENCE S 69° 23' E, a distance of 395.0 feet along existing fence line to an iron pipe set for corner;
THENCE S 20° 37' W, a distance of 228.7 feet to the place of BEGINNING and containing 2.07 acres of land.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements.
2. City water line as shown on surveyor's plat.
3. Terms, conditions and provisions of existing leases for apartment dwellings on the property.
4. Unpaid ad valorem taxes.

EXECUTED this 1st day of August, 2014.

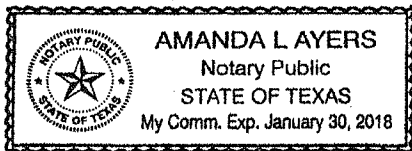

 Terri L. Chenoweth
 Substitute Trustee
 1502 Highway 77 North
 Hillsboro, Texas 76645
 [254] 582-7328 option 4

ACKNOWLEDGMENT

THE STATE OF TEXAS)

COUNTY OF LIMESTONE)

This instrument was acknowledged before me on August 1, 2014, 2014, by Terri L. Chenoweth, as Substitute Trustee.



(SEAL)


 Notary Public, State of Texas

Doc
00001029

Filed for Record in:
Limestone County

On: Aug 07, 2014 at 02:19P

By: Jennifer Johnson

STATE OF TEXAS

COUNTY OF Limestone

I hereby certify that this instrument was
filed on the date and time stamped hereon by me and
was duly recorded in the named records of:
Limestone County as stamped hereon by me.

Aug 07, 2014

Feyss Beck, County Clerk
Limestone County