

NOTICE OF SUBSTITUTE TRUSTEE SALE

JUN 07 2017

THE STATE OF TEXAS *
COUNTY OF YOUNG *

KAY HARDIN, COUNTY CLERK
YOUNG COUNTY, TEXAS

WHEREAS, On the 11th day of December, 2013, Jeffrey Keith Gilbertson AND Jannie Renee Gilbertson executed a Deed of Trust conveying to Danny K. Buckalew as Trustee, the real estate herein described, to secure GRAHAM SAVINGS AND LOAN, SSB in the payment of a debt therein described, said Deed of Trust being recorded in Volume 1159, Page 313, in the Official Public Records of Young County, Texas; and

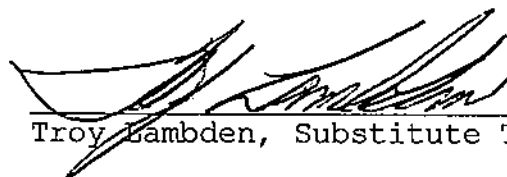
WHEREAS, Default has occurred in the payment of said indebtedness and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness:

NOW, THEREFORE, Notice Is Hereby Given That on Tuesday, the 4th day of July, 2017, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m., I will sell, for cash, the Property under the Portico at the North Entrance of the Young County Courthouse, Graham, Texas, to the highest bidder for cash. Said sale will begin at the earliest at 10:00 o'clock a.m. and will take place not later than 5 hours after that time.

Said real estate is described as follows: In the County of Young, State of Texas,

SEE EXHIBIT "A" ATTACHED HERTO AND MADE A PART HEREOF.

WITNESS my hand this 7th day of June, 2017.


Troy Lambden, Substitute Trustee

The within Notice was caused by me to be posted on the above date at the following places in Young County, Texas:

Original on the Bulletin Board inside the District Court Building in Young County, Texas, at 10:40 o'clock A. M.

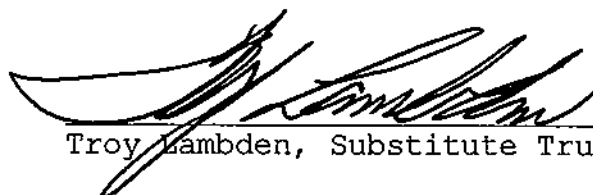

Troy Lambden, Substitute Trustee

Exhibit "A"

FIRST TRACT: All of Lot No. One Hundred Twenty-Eight (128), Oak Hills Acres Addition to the City of Graham, Young County, Texas, as shown by map or plat recorded in Volume 418, Page 70, Deed Records of Young County, Texas.

SECOND TRACT: A tract of land in Young County, Texas, containing 1.11 acres, being within the A. Huffmaster Survey, Abstract No. 1808, and being part of a called 813.1 acre tract described in a Warranty Deed with Vendor's Lien from Sherrill J. Pettus and Ana Virginia Pettus to Borderline Production, Inc. Recorded in Volume 1085, Page 36, of the Official Public Records of Young County, Texas, said 1.11 acres being more particularly described as follows:

BEGINNING at a ½ inch capped iron rod found at the southeast corner of Lot 128 of Oak Hills Acres as shown on a plat recorded in Volume 1, Page 351, of the Plat Records of Young County, Texas, said iron rod is on the west line of a called 813.1 acre tract described in a Warranty Deed with Vendor's Lien from Sherrill J. Pettus and Ana Virginia Pettus to Borderline Production, Inc. Recorded in Volume 1085, Page 36 of the Official Public Records of Young County, Texas;

THENCE with the east line of said Oak Hills Acres and also with the west line of said 813.1 acre tract, North 07 degrees 29 minutes 03 seconds East for a distance of 172.83 feet to a ½ inch capped iron rod found on the east line of Lot 129 of Oak Hills Acres;

THENCE North 90 degrees 00 minutes 00 seconds East for a distance of 200.00 feet to a ½ inch capped iron rod set at the northeast corner of this tract;

THENCE South 12 degrees 45 minutes 18 seconds West for a distance of 311.00 feet to a ½ inch capped iron rod set at the southeast corner of this tract;

THENCE North 66 degrees 32 minutes 16 seconds West for a distance of 171.00 feet to a ½ inch capped iron rod set on the west line of said 813.1 acre tract and the east line of a called 0.1038 acre tract described in Volume 789, Page 620, of the Deed Records of Young County, Texas;

THENCE with the east line of said 0.1038 acre tract and also with the west line of said 813.1 acre tract, North 50 degrees 19 minutes 51 second East for a distance of 70.00 feet to a ½ inch capped iron rod found at the most easterly corner of said 0.1038 acre tract;

THENCE with the north line of said 0.1038 acre tract and also with the west line of said 813.1 acre tract, North 69 degrees 19 minutes 13 seconds West for a distance of 54.37 feet to the POINT OF BEGINNING.