

NOTICE OF 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. SENDER IS: W. W. PRICE, JR., P.O. BOX 517, OLNEY, TX 76374

Date of Deed of Trust,
Security Agreement and
Financing Statement:

June 1, 2016

Grantor:

CHARLES SCOTT GARCIA

Trustee:

W. W. PRICE, JR.

Original Mortgagee:

HERBERT W. BERNHARDT and wife, SALLY BERNHARDT

Recording Information:

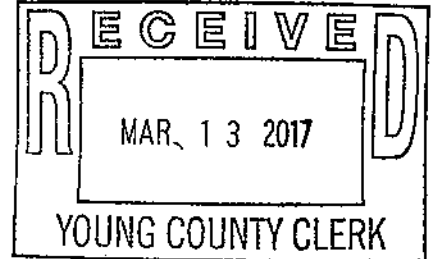
Volume 1191, Page 1805, Official Public Records of Young County, Texas

Current Mortgagee:

HERBERT W. BERNHARDT and wife, SALLY BERNHARDT

Date of Sale: April 4, 2017

Earliest Time Sale Will Begin: 10:00 a.m.



If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

The sale will be expressly subject to any title matters set forth in the Deed of Trust, Security Agreement and Financing Statement but prospective bidders are reminded that, by law, the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust, Security Agreement and Financing Statement. Prospective bidders strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Property:

Being All of Lot No. Nineteen (19) in Block No. Four (4), the Shamburger Subdivision, Revised, to the City of Olney, Young County, Texas. as shown by map or plat in Volume 1, Pages 273 and 276, Plat Records of Young County, Texas; including all inventory, fixtures and equipment, inclusive of all goods which are or to become fixtures thereon, located at 1128 West Main, Olney, Texas, as covered by the Deed of Trust, Security Agreement and Financing Statement,

which has the address of 1128 West Main St., Olney, TX 76374 ("Property Address").

Place of Sale of Property:

The foreclosure sale will be conducted at the Young County Courthouse, 516 4th St., Graham, TX 76450, in the area designated by the Young County Commissioners Court, pursuant to Section

51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

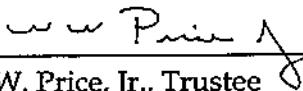
Notice is given that on the date of sale, Trustee will offer the property for sale at public auction at the place of sale, to the highest bidder for cash, "AS IS". There will be no warranty relating to title, possession, quiet enjoyment, or the like with the personal property in this disposition. The sale will begin at the time of sale or not later than three (3) hours thereafter. This sale will be conducted subject to the right of rescission contained in Section 51.016 of the Texas Property Code.

Questions Concerning the Sale may be directed to:

W. W. Price, Jr.
117 North Avenue C
Olney, TX 76374
Telephone No: (940) 564 5531

Default and Request to Act:

Default has occurred under the Deed of Trust, Security Agreement and Financing Statement and the Lender has requested me, as Trustee, to conduct the sale. Since notice is given before the sale, the Lender may appoint another person substitute trustee to conduct the sale.



W. W. Price, Jr., Trustee