

FILED
FEB - 7 AM 3:07
COUNTY CLERK HOWARD COUNTY
BY DEPUTY *Allyssa Welch*
Postal

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WHEREAS, Brian Seely executed a Deed of Trust (the "Deed of Trust") dated July 14, 2015, conveying to Mike Rhea, Trustee, the property (the "Property") hereinafter described to secure First Bank Texas, ssb, as Lender, in the payment of debt therein described, said Deed of Trust being recorded on July 22, 2015, under Document Number 2015-00005368, Volume 1472, Page 6, Official Public Records of Howard County, Texas

WHEREAS, the Property is situated in Howard County, Texas, and is more fully described as follows:

Being a 1.02 acre tract out of the NW/4 of Section 25, Block 33, T-I-S, T. & P. RR. Co. Survey, Howard County, Texas, more fully described in Exhibit "A" attached hereto and incorporated herein by reference.

WHEREAS, First National Bank Baird d/b/a First Bank Texas, whose mailing address is P.O. Box 3757, Abilene, Texas 79604, is the owner and holder of the indebtedness described in the Deed of Trust, and is the current Lender under the terms of the Deed of Trust; 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; and

WHEREAS, the undersigned has been duly appointed substitute trustee under the provisions of said Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 5th day of March, 2019, I will sell said Property at public auction, in accordance with the terms of the Deed of Trust and the Texas Property Code. The location of the sale will be at the North Front Door of the Howard County Courthouse located in Big Spring, Howard County, Texas; or, if the preceding area is not the designated area, at the area most recently designated by the Howard County Commissioner's Court in accordance with §51.002 of the Texas Property Code, as amended. The sale will begin at 1:00 o'clock p.m. (which is the earliest time at which the sale will begin) or not later than three (3) hours after that time. The Property will be sold to the highest bidder for cash; except, however, that the bid of First National Bank Baird d/b/a First Bank Texas may be by credit against the indebtedness owing to First National Bank Baird d/b/a First Bank Texas.

This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

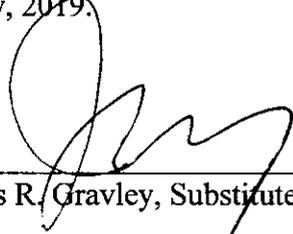
The Property will be sold "AS IS", and no warranties or representations, either express or implied, shall be conveyed, given or made at the sale. Prospective bidders are encouraged to consult with counsel of their choice, and to conduct an independent investigation of the nature and physical condition of the Property and of the status of all matters affecting title to, and encumbrances upon, the Property, prior to participating in the sale of the Property.

Prospective bidders are advised that the purchase price shall be due and payable, in cash, without delay on acceptance of the highest bid; except, however, that the bid of First National Bank

Baird d/b/a First Bank Texas will be by credit against the indebtedness owing to First National Bank Baird d/b/a First Bank Texas.

First National Bank Baird d/b/a First Bank Texas, Lender under the terms of the Deed of Trust, reserves the right to postpone, withdraw, or reschedule the sale for another day. In the event that the sale is postponed or rescheduled, notice of the date of any rescheduled Substitute Trustee's Sale will be re-posted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. The re-posting or re-filing may be after the date originally scheduled for this sale.

WITNESS MY HAND THIS 7th day of February, 2019.



James R. Gravley, Substitute Trustee

Physical Address of Substitute Trustee:
402 Cypress, Suite 800
Abilene, Texas 79601

Mailing Address of Substitute Trustee
P.O. Box 3579
Abilene, Texas 79604

Phone: (325) 677-4190
Fax: (325) 677-4195
Email: lawyer@gravleyleggett.com

BEING a 1.02 acre tract out of the NW/4 of Section 25, Block 33, T-1-S, T. & P. RR. Co. Survey, Howard County, Texas, described by metes and bounds as follows:

BEGINNING at a 3/4" I.P. found in the West right-of-way line of Wasson Road (100' foot right-of-way) NW/4 of Section 25, Block 33, T-1-S, T. & P. RR. Co. Survey, Howard County, Texas, for the SE corner of a 1.02 acre tract and the NE corner of this tract; from whence the NW corner of said Section 25 bears N.36°46'W. 1063.3' and S.75°29'W. 877.1';

THENCE S.36°46'E. along the West right-of-way line of said Wasson Road, 200.0' to a 3/4" I.P. found for the SE corner of this tract;

THENCE S.53°14'W. along the North right-of-way line of Debra Lane, 222.7' to a 3/4" I.P. found for the SE corner of a 0.46 acre tract and the SW corner of this tract;

THENCE N.36°46'W. along the East line of said 0.46 acre tract, 200.0' to a 1/2" I.P. found for the NE corner of said 0.46 acre tract, the SE corner a 1.46 acre tract, the SW corner of said 1.02 acre tract and the NW corner of this tract;

THENCE N.53°14'E. along the South line of said 1.02 acre tract, 222.7' to the PLACE OF BEGINNING.

Exhibit "A"