

FEB 18 2018

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Janel Jones, County Clerk
DELTA COUNTY, TEXAS
Janel Jones

DATE: January 19, 2018

Deed of Trust:

Date: September 30, 2009
Grantor: Donald Ricky Click
Beneficiary: The First National Bank in Cooper
Recording Information: Vol 307, page 072, Official Property Records of Delta County, Texas
Property: See Exhibit A attached hereto and made part hereof as if copied herein verbatim

Note:

Date: September 30, 2009
Amount: \$42,028.30
Debtor: Donald Ricky Click
Holder: First National Bank of Cooper

DATE OF SALE OF PROPERTY: March 6, 2018

EARLIEST TIME OF SALE PROPERTY: 10:00 A.M.

PLACE OF SALE PROPERTY: On the East Stairway outside of the Delta County Courthouse, Cooper, Texas

Because of default in performance of the obligations of the deed of trust, Edgar J. Garrett, Jr., Substitute Trustee, will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.

Witness my hand January 24, 2018.

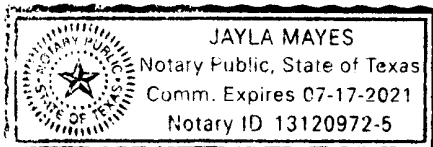
Edgar J. Garrett, Jr.

Edgar J. Garrett, Jr., Substitute Trustee

STATE OF TEXAS)
COUNTY OF DELTA)

BEFORE ME, the undersigned authority, on this day personally appeared Edgar J. Garrett, Jr., Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 24 day of January, 2018.



Jayla Mayes

Notary Public, State of Texas

EXHIBIT "A"

All that certain tract or parcel of land situated in Delta County, Texas and being a part of the Jesse B. Bowman Survey, Abstract No. 20 and more fully described as follows:

BEGINNING at the Southeast corner of one acre lot sold by C.R. Gough to Z.E. Robnett;

THENCE EAST 198 feet to a stake;

THENCE NORTH 249 feet to a stake;

THENCE WEST 198 feet to a stake;

THENCE SOUTH 249 feet to the place of beginning, CONTAINING one acre of land, more or less.

Being the same land described in deed from Eva Sibley, et al to James A. Rainey and wife, Frances Faye Rainey, dated February 26, 1955 and recorded in Volume 11, Page 407 of the Deed Records of Delta County, Texas.

THERE IS EXCEPTED from this conveyance 0.18 acres of land conveyed to E.L. Sibley to State of Texas, dated February 17, 1950 and recorded in Volume 99, Pages 27 & 28, Deed Records of Delta County, Texas.