

FILED FOR RECORD
at _____

MAY 14 2018

Jane Jones, County Clerk
DELTA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS *
 *
COUNTY OF DELTA *

Notice is hereby given that, whereas on the 25th day of June, 2004, JEFFREY YEAKEL, Grantor, conveyed to LARRY REED, Trustee for the benefit of AUSTIN BANK TEXAS, N.A., certain property situated in Delta County, Texas, to secure the payment of one certain note therein described, which is described in that certain Deed of Trust is recorded in Volume 266, page 274, Official Public Records of Delta County, Texas, to which record reference is here made to more fully show the wording and effect of such instrument and the property covered by it; and whereas the said Deed of Trust specifically authorizes the appointment of a Substitute Trustee by the beneficiary of the said Deed of Trust in case of the Trustee's inability to serve, and whereas the said LARRY REED is unable to serve, and whereas, by authority of the said Deed of Trust, AUSTIN BANK TEXAS, N.A. , as holder thereunder, did on the 8th day of May, 2018, appoint me, GEORGE T. HOLLAND, as Substitute Trustee, and whereas the said JEFFREY YEAKEL having made default in the payment of the Note described in such instrument; and whereas the said beneficiary, AUSTIN BANK TEXAS, N.A., has requested me to enforce such trust:

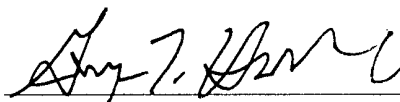
NOW, THEREFORE, I, GEORGE T. HOLLAND, Substitute Trustee as aforesaid, hereby give notice that I will accordingly, after due posting of this Notice as required by such Deed of Trust, sell on Tuesday, **June 5, 2018**, (that being the first Tuesday of said month) at public auction to the highest bidder for cash in the area officially designated for foreclosure sales at the Delta County Courthouse in Cooper, Texas, between the hours of 1:00 o'clock P.M. and 4:00 o'clock P.M. of that day (the earliest time at which such sale will occur being 1:00 o'clock P.M.), the following described property, to-wit:

All that certain lot, tract or parcel of land situated in in Delta County, Texas, being part of Block 10, G. W. Morris Addition, Cooper, Delta County, Texas, and being more completely described on Exhibit "A" attached hereto and made a part hereof for all purposes.

Pursuant to Section 51.002 of the *Texas Property Code* (b)(I), I would advise you of the following:

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.

EXECUTED this 10th day of May 2018.



GEORGE T. HOLLAND, Substitute Trustee

Property Address:

Part of Block 10
Cooper, Texas 75432

Substitute Trustee's Address:

George T. Holland
Holland & Endres
P. O. Box 747
Tyler, Texas 75710
Phone: 903/593-9950
Fax: 903/593-9975
email: gtholland@suddenlinkmail.com

EXHIBIT "A"

Being a part of Block 10, G.W. Morris Addition, Cooper, Delta County, Texas.

All that certain lot, tract or parcel of land situated in Delta County, Texas, and a part of the J. B. Anderson Survey situated in the Town of Cooper, Texas and being described as follows:

BEGINNING at the S. E. Corner of Block No. Ten (10) in the G. W. Morris Addition;

THENCE North 105 feet a stake;

THENCE West 80 feet a stake;

THENCE South 105 feet a stake;

THENCE East 80 feet to the point of beginning and being 80 x 105 feet and being some of the land described in Deed from E. T. McGuyer and wife, Mary Ellen McGuyer to V. R. McGuyer and wife, Beccie McGuyer and recorded in Volume 88, Page 239, Delta County Deed Records.