

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, TOMMY L. SPEARS AND JOY J. SPEARS, HUSBAND AND WIFE, AS JOINT TENANTS delivered that one certain Deed of Trust dated JUNE 25, 2010, which is recorded in INSTRUMENT NO. 2010-3307 of the real property records of GAINES County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$115,938.00 payable to the order of PIONEER BANK, A FEDERAL SAVINGS BANK, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, PIONEER BANK, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

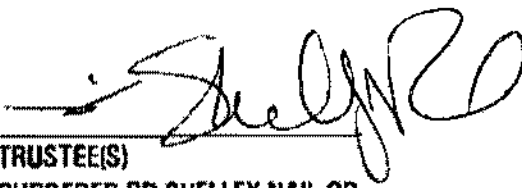
NOTICE IS HEREBY GIVEN that on Tuesday, NOVEMBER 7, 2017, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT 68, SOUTHEAST SEMINOLE SUBDIVISION, A SUBDIVISION LOCATED IN SECTION 161, BLOCK G, W.T. RY. CO. SURVEY, GAINES COUNTY, TEXAS, AS PER PLAT RECORDED IN PLAT CABINET 12-A, COUNTY CLERK'S OFFICE OF GAINES COUNTY, TEXAS, SAVE AND EXCEPT ALL OIL, GAS AND OTHER MINERALS.

The sale will occur at that area designated by the Commissioners Court of GAINES County, Texas, for such sales (OR AT IN AN AREA BOUNDED ON THE WEST BY THE WEST EDGE OF THE WEST PORCH OF THE COURTHOUSE AND ON THE EAST BY THE MIDDLE LANDING INTO THE COURTHOUSE FROM THE WEST DOOR).

NOTICE IS FURTHER GIVEN that the address of PIONEER BANK, the Mortgagee or Mortgage Servicer, is P.O. BOX 130, ROSWELL, NEW MEXICO 88202. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: OCTOBER 16, 2017.


SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR SHELLEY NAIL OR
DONNA TROUT OR JOHNNIE EADS

FILE NO.: P98-1270
PROPERTY: 197 COUNTY ROAD 402
SEMINOLE, TEXAS 78360

TOMMY L. SPEARS

#33

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tel: (972) 394-3088
Fax: (972) 394-1283

FILED
10-16-17 - 11:45A m
Vicki Phillips, County Clerk
Gaines County, Texas



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