

#27

NOTICE OF SUBSTITUTE TRUSTEE SALE

DEED OF TRUST ("Deed of Trust"):

Dated: May 27, 2014

Grantor: Kristian Nichole Boner

Original Trustee: Catherine Zellers

Substitute Trustee: E. Mark Piland, Paul E. Mansur, Donny Simpson, or Rusty Conley

Lender: Sharron Ladell Simpson

Recorded in: 2014-3266 of the real property records of Gaines County, Texas

Legal Description: The North 55 Feet of Lot 9, Block 8, Sunset Acres Addition to the town of Seminole, in Gaines County, Texas, as per amended replat of record in Volume 134 at Page 260, Deed Records of Gaines County, Texas

Secures: REAL ESTATE LIEN NOTE ("Note") in the original principal amount of \$92,000.00, executed by Kristian Nichole Boner ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Foreclosure Sale:

Date: Tuesday, November 7, 2017

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: AN AREA BY THE WEST EDGE OF THE WEST PORCH OF THE COURTHOUSE AND ON THE EAST BY THE MIDDLE LANDING OF THE INSIDE STAIRS LEADING TO THE COURTHOUSE FROM THE WEST DOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

Terms of Sale: The Substitute Trustee will be conduct the sale as a public auction

—FILED—
 10-10-17-12:30P m
 Vicki Phillips, County Clerk
 Gaines County, Texas

Jeri Berry

and the Property will be sold to the highest bidder for cash at the place and date specified, except that Sharron Ladell Simpson's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Sharron Ladell Simpson, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Sharron Ladell Simpson passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Sharron Ladell Simpson. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.



E. Mark Piland, Paul E. Mansur, Donny Simpson
or Rusty Conley
Substitute Trustee
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