

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: May 5, 2017

DEED OF TRUST:

Date: March 11, 2011

Grantor: M & M Farm Supply, Inc.

Trustee: David Chadwick

Beneficiary: Farmers State Bank

County Where Property is Located: Milam County, Texas

Recording Information: Volume 1143, Page 645, Official Records of Milam County, Texas.

Property:

TRACT ONE: Being Lots 34 & 35, SUNSET TERRACE ADDITION, an addition to the CITY OF CAMERON, Milam County, Texas, according to the plat thereof recorded in Cabinet A, Slide 50-C, Plat records of Milam County, Texas; and being the same property described in a deed dated June 5, 2009, executed by Delores Melton to M & M Farm Supply Inc., recorded in Volume 1101, Page 423 of the Official Records of Milam County, Texas.

TRACT TWO: Being a 2.69 acre tract of land out of the W.W. Lewis Survey, Abstract No. 30, in the CITY OF CAMERON, Milam County, Texas, more particularly described by metes and bounds on Exhibit "A" consisting of one page attached hereto and made a part hereof for all purposes. Being the same property described in a deed dated July 1, 1985, executed by Gene A. Hillman and wife, Martha Ann Hillman to M & M Farm Supply Inc., recorded in Volume 539, Page 376 of the Official Records of Milam County, Texas.

NOTE:

Date: March 11, 2011

Amount: \$1,612,000.00

Debtor: M & M Farm Supply, Inc.

Holder: Farmers State Bank

SUBSTITUTE TRUSTEE: STEPHEN A. BOYKIN

P.O. Box 412

Franklin, Texas 77856 (Robertson County)

Or

TONY S. BOYKIN

Filed 5 day of May
in 2017 At 3:40 PM
BARBARA VANSA
County Clerk, Milam County, Texas
By Randa Hale
Deputy

P.O. 1130
Centerville, TX 75833 (Leon County)

DATE OF SALE: TUESDAY, JUNE 6, 2017

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

LOCATION OF SALE: At the Milam County Courthouse in the location designated by the Milam County Commissioners Court.

Mortgagee has appointed Stephen A. Boykin or Tony S. Boykin as Substitute Trustee under the Deed of Trust. Beneficiary has instructed Substitute Trustee to offer the Property for sale toward satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute trustee will offer the Property for sale at public auction at the Location of Sale to the highest bidder for cash, "AS-IS". The sale will begin at the Earliest Time of Sale of Property or not later than three (3) hours thereafter.

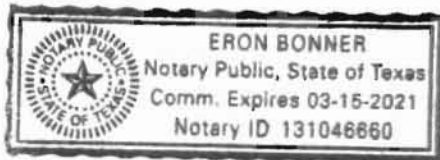

STEPHEN A. BOYKIN, SUBSTITUTE TRUSTEE

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF ROBERTSON §

This instrument was acknowledged before me on this the 7 day of May , 2017, by Stephen A. Boykin in the capacity herein stated.


NOTARY PUBLIC, STATE OF TEXAS



FIELDNOTE DESCRIPTION
FOR: M & M FARM SUPPLY, INC.STATE OF TEXAS)
COUNTY OF MILAM)2.69 ACRE TRACT

Being a 2.69 acre tract of land out of the W. W. Lewis Survey, Abstract No. 30, in the City of Cameron, Milam County, Texas and being all that certain Lot No. 48, 49, 50, 51, 52, Sunset Terrace Addition described as FIRST TRACT, all that certain Lot No. 36 & 37, Sunset Terrace Addition described as SECOND TRACT, and part of that certain 1 acre tract described as THIRD TRACT in a deed to M & M Farm Supply, Inc, recorded in Volume 539, Page 376, of the Official Records of Milam County, Texas, and being a part of that certain tract of land dedicated as W. Second Street and vacated in Volume 343, Page 137, of the Deed Records of Milam County, Texas, also a part of that certain 40 foot wide waterway and a part of Mesquite Avenue vacated per The City of Cameron, and shown on the recorded plat of Sunset Terrace Addition in Cabinet A, Slide 50-C, Plat Records of Milam County, Texas, said 2.69 acre tract being shown on attached plat and more particularly described by covenants and bounds as follows:

BEGINNING at a 1/2" iron rod with yellow cap set at the northwest corner of a called 0.434 acre tract of land to D-E of Cameron Limited Partnership, (396643), located in the south right-of-way line of State Highway No. 36 for the most northerly northeast corner of this;

THENCE departing State Highway No. 36 and along the west line of said 0.434 acre tract, in South 13 degrees 39 minutes 19 seconds West a distance of 31.73 feet passing a 5/8" iron rod with aluminum cap found in the proposed new south right-of-way line of said highway and continuing a total distance of 121.61 feet to a 1/2" iron rod with yellow cap set in the centerline of the above mentioned vacated W. Second Street for an interior oil corner of this;

THENCE along the centerline of W. Second Street, South 71 degrees 51 minutes 23 seconds East a distance of 139.58 feet to a 1/2" iron rod with yellow cap set in the west line of Columbus Avenue for the most easterly northeast corner of this;

THENCE along the west line of Columbus Avenue, common with the east line of Lot 52 part way, South 18 degrees 00 minutes 30 seconds West a distance of 152.39 feet to a 1/2" iron rod with yellow cap set in the centerline of the above mentioned vacated 40 foot wide waterway for the most easterly southeast corner of this;

THENCE along the centerline of said waterway, being in a ditch, North 71 degrees 59 minutes 10 seconds West a distance of 264.10 feet to a 1/2" iron rod with yellow cap set for an interior oil corner of this;

THENCE along the east line of Lot 36 and its projection, common with the west line of Lot 35, at South 17 degrees 48 minutes 06 seconds West a distance of 25.07 feet passing a 1/2" iron rod found and continuing a total distance of 125.63 feet to a 1/2" iron rod found in the south line of W. First Street, (an unopened street), for the most southerly southeast corner of this;

THENCE along the north line of W. First Street, common with the south line of Lot 36 and Lot 37, North 72 degrees 06 minutes 23 seconds West a distance of 206.02 feet to a 1/2" iron rod with yellow cap set in the centerline of Mesquite Ave or Lot 37, for the southwest corner of this;

THENCE along the easterly line of Mesquite Avenue, same being Lot 37 and Lot 36, (per Sunset Terrace Addition plat), North 18 degrees 00 minutes 30 seconds East a distance of 383.26 feet to a 1/2" iron rod with yellow cap set in the south right-of-way line of State Highway No. 36 for the northwest corner of this;

EXHIBIT APage 1 of 2Doc
20111097 ORBk
ORVol
1129 Ps
696**RECORDER'S MEMORANDUM:**

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon, or photocopy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

VOL. 1143 PAGE 654
OFFICIAL RECORDS
MILAM COUNTY, TEXAS

TRAIL along the south right-of-way line of State Highway No. 36, North 85 degrees 57 minutes 50 seconds East a distance of 324.56 feet the POINT OF BEGINNING, and containing 2.69 acres of land, more or less.

This survey was conducted by a Global Positioning System (GPS), therefore all bearings used herein are based on True Geographic North.

Surveyed, April 2, 2007
Stephen D. Jarrod
Registered Professional Land Surveyor Texas No. 4748

Stephen D. Jarrod



Doc 20111097 .OR Bk Vol 1129, Pg 697

EXHIBIT A

Page 0 of 0

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon, or photocopy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

VOL. 1143 PAGE 655
OFFICIAL RECORDS
MILAM COUNTY, TEXAS