

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

THE STATE OF TEXAS)
COUNTY OF MILAM)

Notice is hereby given that whereas, on November 9, 2004, Cameron Apartments, Ltd. a Texas limited partnership, executed a deed of trust to the State Director for Rural Development for the State of Texas and his successors in office as State Director or Acting State Director, Trustee, for the benefit of the United States of America, Beneficiary, as more fully shown by instrument recorded in Volume 957, Page 260, Official Records, Milam County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture, pursuant to the delegations of authority contained in the Federal Register, the

Filed 8th day of January
in 2018, At 1:30 P M.
BARBARA VANSA
County Clerk, Milam County, Texas
By Jennifer Northcott
Deputy

contents of which publication are to be judicially noticed pursuant to Section 1507, Title 44, United States Code, did on

December 20, 2017, appoint the undersigned as Substitute Trustee; and

WHEREAS, default has occurred in the payment of the promissory note described in said deed of trust and in the covenants contained in said deed of trust; and

WHEREAS, the Beneficiary, the United States of America, acting by and through the duly authorized representative of the Secretary of Agriculture, as aforesaid, has requested me to enforce this deed of trust;

NOW, THEREFORE, I hereby give notice that after the due publication of this notice as required by said deed of trust and the law, I will sell at public vendue to the highest bidder or bidders, for cash, at the east entrance of the Milam County Courthouse (South Fannin Street) in Cameron, Milam County, Texas, in which county such property is situated, at 10:00 a.m., or within three hours thereafter, on the first Tuesday of February, being the 6th day of February 2018, the following land located in said county and more particularly described as follows:

Being a 0.69 acre tract of land out of the W.W. Lewis Survey, Abstract No. 30, Milam County, Texas and being all that certain 0.692 acre tract of land described in a deed to John B. Daniels, Trustee, recorded in Volume 166, Page 325 of the Deed of Trust Records of Milam County, Texas, said 0.69 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found at the southwest corner of the above mentioned 0.692 acre tract, same being the northwest corner

of a called 1.59 acre tract to Balt, Inc. (643/262), located in the east right-of-way line of F.M. Road 2269 for the southwest corner of this;

THENCE along the east right-of-way line of said road, North 16° 04' 12" East a distance of 211.12 feet to a ½" iron rod set at the northwest corner of said 0.692 acre tract for the northwest corner of this;

THENCE departing said road and along north line of said 0.692 acre tract, South 74° 07' 33" East a distance of 160.81 feet to a ½" iron rod set for the northeast corner of this;

THENCE along the east line of said 0.692 acre tract, South 15° 52' 27" West a distance of 164.90 feet to a ½" iron rod set in the fenced north line of the above mentioned 1.59 acre tract of land for the southeast corner of this;

THENCE along the south line of said 0.692 acre tract, common with the north line of said 1.59 acre tract and along a fence line, South 89° 54' 28" West a distance of 168.01 feet to the point of beginning, and containing 0.69 acre of land, more or less.

Being the same land conveyed to Cameron Apartments, Ltd. by deed from Cameron Multiplex, dated November 9, 2004, and intended to be filed for record simultaneously herewith; subject, however, to the exceptions set forth in said deed.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements.
2. Visible and apparent easements, or claims of easement, which are not recorded in the public records, together with any visible and/or apparent roads, roadways, or similar matters.
3. All right, title and interest in and to all the oil, gas and other minerals, and all other components of the mineral estate, together with all rights, easements and privileges relating thereto, including all right, title and interest of any persons, and/or the public, and/or entities, and/or governments in and to all of the oil, gas, minerals, and other elements which do not constitute a part of the surface estate.

4. Any building or zoning ordinances of the City of Cameron applicable to such property.
5. Any and all easements, building set back lines and other matters shown on the plat of the City of Cameron of records in the Office of the County Clerk of Milam County, Texas.
6. Easement dated July 6, 1978, from Warren Maupin, Jr., and Keifer Marshall III to Texas Power & Light Company, recorded in Volume 447, Page 625, Deed Records, Milam County, Texas.
7. Easement dated April 1, 1980, executed by Keifer Marshall III and Warren L. Maupin, Jr. to Cameron Associates, recorded in Volume 462, Page 312, Deed Records, Milam County, Texas.
8. Easement dated May 29, 1980, from Warren Maupin, Jr., et al to Texas Power & Light Company, recorded in Volume 463, Page 649, Deed Records, Milam County, Texas.
9. Easement dated December 8, 1982, executed by Warren L. Maupin, Jr., and Terri Maupin to Texas Power & Light Company, recorded in Volume 533, Page 67, Official Records, Milam County, Texas.
10. The terms, conditions and provisions of the restrictions found in the Real Estate Deed of Trust for Texas dated November 9, 2004 from Cameron Apartments, Ltd., a Texas limited partnership, to Bryan Daniel, State Director, for the benefit of the United States of America, which is recorded in Volume 957, Page 260, Official Records, Milam County, Texas. Specifically, those restrictions provide:
 - a. The property described herein was obtained or improved through Federal financial assistance. This property is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the Rehabilitation Act of 1973 and the regulations issued pursuant thereto for so long as the property continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the purchaser owns it, whichever is longer.
 - b. The Borrower and any successors in interest agree to use the housing for the purpose of housing people eligible for occupancy as provided in Section 514 or Section 515 of Title V of the Housing Act of 1949, as amended, and Rural Development

regulations then extant during this 20 year period beginning with the date of this instrument. Until **November 9, 2024**, no eligible person occupying the housing shall be required to vacate, or any eligible person wishing to occupy shall be denied occupancy without cause. The Borrower will be released from these obligations before that date only when the Government determines that there is no longer a need for such housing, or that such other financial assistance provided the residents of such housing will no longer be provided due to no fault, action or lack of action on the part of the Borrower. A tenant or individual wishing to occupy the housing may seek enforcement of this provision, as well as the Government.

11. Restrictions contained in the Warranty Deed dated November 9, 2004 to Cameron Apartments, Ltd., a Texas limited partnership, which is recorded in Volume 957, Page 255, Official Records, Milam County, Texas, restrictions are as follows:

a. The property described herein was obtained or improved through Federal financial assistance. This property is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the Rehabilitation Act of 1973 and the regulations issued pursuant thereto for so long as the property continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the purchaser owns it, whichever is longer.


b. The Grantee and any successors in interest agree to use the housing for the purpose of housing people eligible for occupancy as provided in Section 514 or Section 515 of Title V of the Housing Act of 1949, as amended, and Rural Development regulations then extant during this 20 year period beginning with the date of this deed. Until **November 9, 2024**, no eligible person occupying the housing shall be required to vacate, or any eligible person wishing to occupy shall be denied occupancy without cause. The Grantee will be released from these obligations before that date only when the Government determines that there is no longer a need for such housing, or that such other financial assistance provided the residents of such housing will no longer be provided due to no fault, action or lack of action on the part of the Grantee. A tenant or individual wishing to occupy the housing may seek enforcement of this provision, as well as the Government.

12. This property is being sold "as is" and there are no warranties of any kind, expressed or implied, including no warranty of habitability.

13. Existing tenant leases.

14. Unpaid ad valorem taxes.

EXECUTED this 8 day of January, 2018.



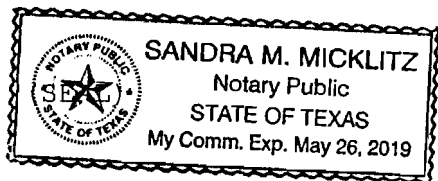
J. Annet Wilke
Substitute Trustee
3833 South Texas Avenue, Suite 117
Bryan, Texas 77802
(979) 846-0548 ext. 4

ACKNOWLEDGMENT

THE STATE OF TEXAS)

COUNTY OF ~~MILAM~~ BRAZOS)

This instrument was acknowledged before me on January 8,
2018, by J. Annet Wilke, as Substitute Trustee.





Notary Public, State of Texas