

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 March 3, 1983, Cameron Associates, executed a deed of trust to the State Director of the Farmers Home Administration 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 487, Page 426, 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, the property described in said deed of trust was subsequently conveyed to Cameron Apartments, Ltd., subject to the said deed of trust, and the said Cameron Apartments, Ltd., did assume the payment of the promissory note described in said deed of trust; and

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

Filed 8 day of Feb
in 2018, At 12:50 P.M.
BARBARA VANSA
County Clerk, Milam County, Texas
By [Signature]
Deputy

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 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 March 2018, being the 6th day of March, the following land located in said county and more particularly described as follows:

FIRST TRACT:

A tract of land out of the W.W. Lewis League, in Milam County, Texas, and being out of and a part of that certain 5.16 acre tract described in a deed to Warren Maupin, Jr., et al. and of record in Volume 444,

Page 21, of the Deed Records of Milam County, Texas, and being more particularly described as follows:

BEGINNING at the northwest corner of said 5.16 acre tract an iron pin for the northwest corner of this;
THENCE S 71° E 426 feet along the fence on the north line of said 5.16 acre tract to an iron pin for the northeast corner of this;
THENCE S 15° 52' 52" W 255.74 feet to an iron pin for the southeast corner of this;
THENCE N 89° 45' 57" W 274.74 feet along a fence to an iron pin for the most southerly southwest corner of this;
THENCE N 15° 52' 52" E 164.96 feet to an iron pin for an ell corner of this;
THENCE N 74° 07' 08" W 160.81 feet to an iron pin in the east margin of FM 2269 and in the west line of said 5.16 acre tract and being the most westerly southwest corner of this;
THENCE N 15° 52' 52" E 188.06 feet along the east margin of said FM 2269 to the place of beginning, containing 2.50 acres.

Together with that certain access easement dated April 1, 1980, from Cameron Multiplex in, under and across the following described tract of land:

BEGINNING at the SW corner of a 0.692 acre parcel of land in the W. W. Lewis League of Milam County, Texas, described in deed of trust of Cameron Multiplex to W. H. Pieratt, Trustee, dated November 17, 1978, and recorded in Volume 168, Page 387, of the Milam County Deed of Trust Records, to which instrument and the record thereof reference is here made for all purposes, in the east margin of FM 2269, for the beginning and SW corner hereof.
THENCE S 89° 45' 57" East 167.00 feet with the South boundary of said 0.692 acre tract, to the SE corner thereof, and the SE corner hereof;
THENCE N 15° 52' 52" East 18.0 feet with the East boundary of said 0.692 acre tract, to a point for the Northeast corner hereof;
THENCE N 89° 45' 57" West approximately 167 feet to a point on the West boundary of said 0.692 acre tract and in the East margin of FM 2269, for the NW corner hereof;
THENCE S 15° 52' 52" West with the West boundary of said 0.692 acre tract, and the East margin of FM 2269, to place of beginning.

SECOND TRACT:

A tract of land out of the W. W. Lewis League in Milam County, Texas, and being out of and a part of a 24 acre tract described in a deed to Matt J. Zarosky, Sr., recorded in Volume 237, Page 590, of the Deed

Records of Milam County, Texas, and being more particularly described as follows:

BEGINNING at the Southwest corner of a 0.8878 acre tract of land described in a deed to Gary M. Litzman recorded in Volume 415, Page 51, of the Deed Records of Milam County, Texas, an iron pin for the Southeast corner of this;
THENCE N 19° 16' 40" E, 491.68 feet to an iron pin in a fence for the Northeast corner of this;
THENCE along a fence on the South margin of Sixth Street N 71° W, 245.91 feet to an iron pin for the Northwest corner of this;
THENCE S 15° 52' 52" W, 255.74 feet an iron pin; S 89° 45' 57" E, 5.02 feet an iron pin; and S 14° 51' 15" W, 84.88 feet to an iron pin for the most westerly Southwest corner of this;
THENCE N 89° 13' 42" E, 155.80 feet to an iron pin for an ell corner of this;
THENCE S 15° 10' 48" W, 219.61 feet along a fence to an iron pin in the North margin of Highway 36 for the most southerly Southwest corner of this;
THENCE along the North margin of said highway following a curve to the right (radius=2865.12 feet) described by a chord, S 83° 53' 14" E, 58.96 feet to the place of beginning, containing 1.968 acres.

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. Right of Way 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. (FIRST TRACT)
3. Right of Way 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. (FIRST TRACT)
4. 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.
5. This property is being sold "as is" and there are no warranties of any kind, expressed or implied, including no warranty of habitability.
6. Existing tenant leases.

7. Unpaid ad valorem taxes.

EXECUTED this 7 day of February, 2018.

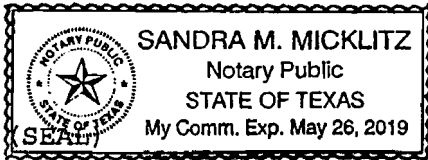
J. Annet Wilke
J. Annet Wilke
Substitute Trustee
3833 South Texas Avenue, Suite 117
Bryan, Texas 77802
(979) 846-0548 ext. 4

ACKNOWLEDGMENT

THE STATE OF TEXAS)

COUNTY OF ~~MILAM~~ Brazos)

This instrument was acknowledged before me on February 7,
2018, by J. Annet Wilke, as Substitute Trustee.



Sandra M. Micklitz
Notary Public, State of Texas