

7461

Coke County

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time and place specified herein.

Information regarding the indebtedness and lien that is the subject of this sale:

Note:

Date: May 6, 2015

Maker: J. Gordon McGill

Payee: Charmaine D. McGill

Original Principal Amount: \$1,045,920.00

FILED FOR RECORD
 OCT 12 2017
 COKE COUNTY & DIST. CLERK
 MARY GRIM

Deed of Trust:

Date: May 6, 2015

Grantor: J. Gordon McGill

Trustee: G. Parker McGill

Beneficiary: Charmaine D. McGill

Recorded in: Volume 282, Page 71, Official Public Records of Coke County, Texas

Property: The "Property" in Coke County, Texas as that term is defined in the Deed of Trust, which includes the "Real Property" and "Personal Property" defined therein, which real property is described in the instrument identified by Volume and Page in Exhibit A attached hereto. Exhibit A is taken from the Deed of Trust recorded under Volume 282, Page 71, Official Public Records of Coke County, Texas.

This sale shall also include all personal property described in the Deeds of Trust identified by Volume and Page in Exhibit A attached hereto.

The Deed of Trust covers properties in other counties. The Property subject to this Notice are the properties in Coke County, Texas only; the liens in the Deed of Trust are preserved as to properties in such other counties.

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Lender: Charmaine D. McGill

Information regarding the public sale to be held:

Substitute Trustee: W. Hampton Beesley

Appointed by written instrument dated September 14, 2017 recorded under Volume 300, Page 454, Official Public Records of Coke County, Texas

Date of Sale: November 7, 2017, being the first Tuesday in said month

Time of Sale: The earliest time at which the sale will occur is 1:00 p.m., Robert Lee, Texas local time, and shall begin not later than 3 hours thereafter

Place of Sale: The area and steps in front of the north door of the Coke County Courthouse, fronting the north and facing 7th Street outside the Courthouse doors

Default has occurred in the payment of the indebtedness evidenced by the Note. Because of such default, Lender appointed Substitute Trustee and has requested Substitute Trustee to enforce the Deed of Trust.

The Deed of Trust encumbers both real and personal property. Notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Beneficiary's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code. The personal property is described in the Deed of Trust recorded under Volume 282, Page 71, Official Public Records of Coke County, Texas, which is the subject of this Notice, and in the instrument identified by Volume and Page in Exhibit A.

Therefore, notice is given that on the date and time and at the place set forth hereinabove I, as Substitute Trustee, will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

Only cash bids will be accepted, although Lender may credit bid up to the amount of the indebtedness. Payment other than by cash may only be made by cashier's check drawn on a locally recognized financial institution. Prospective bidders proposing to pay by cashier's check and wish to know if the financial institution is acceptable must inform me of the institution prior to the sale and show me the cashier's check(s) they propose to pay with. The high bidder must present payment without delay on acceptance of the bid at the courthouse, and I will execute a Substitute Trustee's Deed at that time to the high bidder.

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Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens or other matters affecting title to the Property. Title to the Property will be subject to all ad valorem taxes owing with respect to the Property. The purchaser will acquire the foreclosed Property "as is" without any expressed or implied warranties, except as to warranties of title, and at the purchaser's own risk.

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.

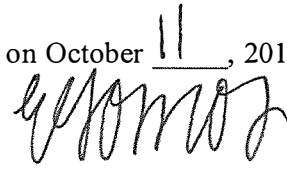


W. Hampton Beesley
Substitute Trustee

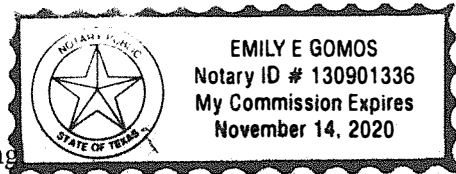
Address: The Waterford
601 South Abe Street, Suite 1
San Angelo, Texas 76903-6766

STATE OF TEXAS §
 §
COUNTY OF TOM GREEN §

This instrument was acknowledged before me on October 11, 2017, by W. Hampton Beesley, in his capacity as Substitute Trustee.



Notary Public, State of Texas



After recording
please return to:

Michael A. Wren
McGinnis, Lochridge & Kilgore, L.L.P.
600 Congress Avenue, Suite 2100
Austin, Texas 78701

Exhibit A
Deed of Trust, Security Agreement and Financing Statement

The Property described in those documents filed of record in the public records of the respective county and state as set forth below, save and except any property specifically released pursuant to a written document filed of record in the public records of the respective county and state.

County	State	Document	Volume	Page
Coke	Texas	Deed of Trust, Security Agreement, Assignment of Production and Financing Statement	97	203