

JUN 07 2018

SASHA KELTON
County Clerk, Clay County, Texas

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **Property to Be Sold.** The property to be sold is described as follows:

See Exhibit "A" attached hereto

2. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: July 3, 2018

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: West side of the Clay County Courthouse, Henrietta, Clay County, Texas.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

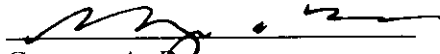
The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by MARK D. ADAMS, A SINGLE PERSON AKA MARK DUANE ADAMS, the Texas Home Equity Security Instrument is dated June 24, 2010, and is recorded in the office of the County Clerk of Clay County, Texas, in Volume 230, Page 585, of the Official Public Records of Clay County, Texas.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively the "Obligations") including but not limited to (1) the Texas Home Equity Note in the original principal amount of \$45,800.00, executed by MARK D. ADAMS, A SINGLE PERSON AKA MARK DUANE ADAMS payable to the order of POSTEL FAMILY CREDIT UNION; (2) all renewals and extensions of the note; and (3) any and all present and future indebtednesses of MARK D. ADAMS, A SINGLE PERSON AKA MARK DUANE ADAMS to POSTEL FAMILY CREDIT UNION. POSTEL FAMILY CREDIT UNION is the current owner and holders of the Obligations and is the beneficiaries under the Texas Home Equity Security Instrument.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

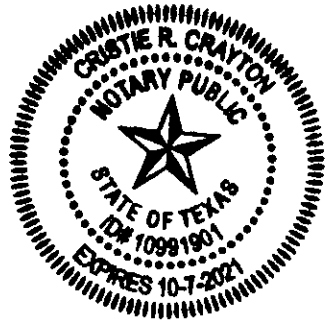
DATED: June 5, 2018.


Gregory A. Ross

LAW OFFICE OF GREGORY A. ROSS, P.C.
4245 Kemp Blvd. Suite 308
Wichita Falls, Texas 76308
Telephone: 940-692-7800
Facsimile: 940-692-7813

THE STATE OF TEXAS)
)
COUNTY OF WICHITA)

This instrument was acknowledged before me on this June 5, 2018, by the said Gregory A. Ross.



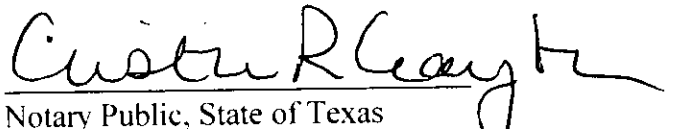

Notary Public, State of Texas

EXHIBIT "A"

First Tract: Being two acres of land out of Block No. 42 of the Specht and McCutchen Colony Land out of the Bartholomew Gates Survey in Clay County, Texas, which two acres is described as follows:

Beginning 41 rods West of the Northwest corner of said Block No. 42;
Thence South 20 rods;
Thence East 16 rods;
Thence North 20 rods;
Thence West 16 rods to the place of beginning.

Second Tract: Being two acres more or less out of the Bartholomew Gates Survey, Abstract 158, and being two acres out of Block 42 of Specht & McCutchen Colony Lands, in Clay County, Texas, and described by metes and bounds as follows:

Beginning 21 rods South of the Northwest corner of said Block Number 42; Specht & McCutchen Colony Lands;
Thence South 20 rods;
Thence East 16 rods;
Thence North 20 rods;
Thence West 16 rods to the place of beginning, and containing 2 acres of land more or less, being the same land heretofore deeded to Mollie Summers by the Wichita Falls Cotton Oil Company – by deed dated February 24, 1923 and which is recorded in Volume 92, Page 610, Clay County Deed Records.