

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.

WHEREAS, Brandi D'Ann Stone executed a Deed of Trust ("the Deed of Trust") dated May 16, 2005, conveying to Lee D. Wooley, Trustee, the property described therein to secure Alton F. Frazier and wife, Darla L. Frazier in the payment of the indebtedness described therein; and

WHEREAS, the Deed of Trust is recorded at Clerk's File Number 02600385 of the Official Public Records of Eastland County, Texas;

WHEREAS, the property subject to the Deed of Trust includes the real property located at 510 W. 5th Street, Cisco, Texas 76437, and legally described as:

Being 68 feet by 125 feet of Lot 2, Block Q, Original Town of Cisco, Eastland County, Texas, described by metes and bounds as follows:

Beginning at a point in the West line of said Lot 2, which point is 40 feet in a Northerly direction from the Southwest corner of said Lot 2;

Thence in an Easterly direction parallel with and 40 feet North of the South line of said lot, 140 feet to the Southwest corner and beginning corner of the tract hereby conveyed;

Thence in a Northerly direction parallel with the West line of said Lot 2 a distance of 125 feet;

Thence at right angles in an Easterly direction 68 feet;

Thence at right angles in a Southerly direction 125 feet;

Thence in a Westerly direction parallel with and 40 feet North of the South line of said Lot 2 a distance of 68 feet to the PLACE OF BEGINNING, and being the same parcel of land described in a deed from Craig Starr and wife, Vertia Starr to Alton F. Frazier and wife, Darla L. Frazier recorded in Volume 1380, Page 229, Official Public Records of Eastland County, Texas.

and any improvements situated thereon (such real and personal property being collectively referred to hereinafter as "the Property;" and

WHEREAS, George A. Bernstein, Trustee of the George A. Bernstein Revocable Trust dated March 13, 1991 and Delores A. Bernstein, Trustee of the George A. Bernstein Revocable Trust dated March 13, 1991 (hereinafter "George A. Bernstein and Delores A. Bernstein") are the present owners and holders of the Note and indebtedness described in the Deed of Trust and the liens securing its payment; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of such original Trustee upon the contingency and in the manner authorized by the Deed of Trust; and

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CATHY JENTHO, COUNTY CLERK

SEP 09 2019

EASTLAND COUNTY, TEXAS
By DR Deputy

WHEREAS, the indebtedness secured by the Real Estate Lien Note ("the Note") dated May 16, 2005, executed by Brandi D'Ann Stone, payable to Alton F. Frazier and wife, Darla L. Frazier in the original principal amount of \$40,500.00; and

WHEREAS, defaults have occurred under the Note and the Deed of Trust and the Note is now due and payable in full as provided therein; and

WHEREAS, I have been requested to sell the property pursuant to the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, October 1, 2019, between 10:00 a.m. and 4:00 p.m., Kerry L. Haliburton, Jim Mills, Susan Mills, Emily Northern, Laura Browder, Terry Browder, Marsha Monroe, Marcia Elling, Louis Starzel, Ed Henderson, or Jessica Walker, Substitute Trustee, will sell the property by public sale at auction to the highest bidder for cash. The sale will take place at the South Entrance of the Eastland County Courthouse (sometimes referred to as the Commerce Street Entrance) or in the area of the courthouse designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code. The earliest time at which the sale will occur will be 1:00 p.m. Pursuant to Section 51.002 of the Texas Property Code, the sale shall begin at that time or not later than three hours after that time. The Deed of Trust permits the Beneficiary to postpone or withdraw, or reschedule the sale for another day. In such case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at that date, time and place of a scheduled sale to announce a 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 refiled may be after the date originally scheduled for sale.

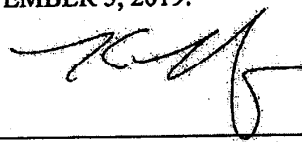
The sale will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any property that has been released from the liens of the Deed of Trust.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of sale for the property being sold.

THE PURCHASER AT THE FORECLOSURE SALE WILL RECEIVE THE TITLE TO THE PROPERTY OWNED BY BRANDI D'ANN STONE AND WILL NOT RECEIVE ANY REPRESENTATION OR WARRANTY OF ANY KIND, ORAL, WRITTEN, EXPRESS, OR IMPLIED, FROM GEORGE A. BERNSTEIN AND DELORES A. BERNSTEIN CONCERNING THE PROPERTY AND GEORGE A. BERNSTEIN AND DELORES A. BERNSTEIN HAVE NOT MADE, AND DO NOT MAKE, ANY SUCH REPRESENTATIONS OR WARRANTIES. THE SUBSTITUTE TRUSTEE DOES NOT, AND WILL NOT, MAKE ANY REPRESENTATIONS OR WARRANTIES, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF TITLE TO THE PROPERTY. THE PROPERTY WILL BE SOLD AS IS, WHERE IS, AND WITH ALL FAULTS. THE PURCHASER AT THE FORECLOSURE SALE WILL RELY SOLELY ON PURCHASER'S OWN INSPECTIONS OR INVESTIGATIONS OF THE PROPERTY AND THE CONDITION THEREOF IN MAKING A DECISION TO PURCHASE THE PROPERTY. ALL OF THESE PROVISIONS SHALL

EXPRESSLY SURVIVE THE TRANSFER OF THE PROPERTY TO PURCHASER.

EFFECTIVE DATE OF NOTICE IS SEPTEMBER 5, 2019.



Kerry L. Haliburton, Substitute Trustee
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