

September 14, 2016, 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 main front door facing Main Street of the courthouse in Fredericksburg, Gillespie County, Texas, in which county such property is situated, at 10:00 a.m., or within three hours thereafter, on the first Tuesday of October, being the 3rd day of October 2017, the following land located in said county and more particularly described as follows:

BEING all of Lot 6, Windsong Acres, a subdivision in Gillespie County, Texas, as said lot is shown, designated and delineated on the map or plat of said subdivision duly recorded in Volume 1, Page 61 of the Plat Records of Gillespie County, Texas, here referred to and made a part hereof for all pertinent purposes.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Restrictions, conditions, provisions, and restrictive covenants as recorded in Volume 130, Pages 304-306, Deed Records of Gillespie County, Texas.
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements.
3. Any visible roadway or apparent roadway or easement over or across the subject property, the existence of which does not appear of record.

4. Right of Way Easement dated December 29, 1965, executed by John W. Braeutigam, Jr. to The Southwestern States Telephone Company, recorded in Volume 89, Page(s) 435-436, Deed Records of Gillespie County, Texas.
5. Right of Way Easement dated March 14, 1979, executed by Clayton Behrends to Central Texas Electric Cooperative, Inc., recorded in Volume 128, Page(s) 628, Deed Records of Gillespie County, Texas.
6. Right of Way Easement dated June 27, 1979, executed by Clayton Behrends to Central Texas Electric Cooperative, Inc., recorded in Vol. 131, page(s) 461-463, Deed Records of Gillespie County, Texas.
7. Right of Way Easement dated November 27, 1985, executed by Clayton Behrends and Ellie Behrends to Central Texas Electric Cooperative, Inc., recorded in Volume 172, Page(s) 455-456, Deed Records of Gillespie County, Texas.
8. 10' Utility Easement reserved to Central Texas Electric Cooperative, Inc. in Windsong Acres Dedication Deed and Restrictions dated July 17, 1979, executed by Clayton Behrends and wife, Ellie Mae Behrends to The Public, recorded in Volume 130, Page(s) 304-306, Deed Records of Gillespie County, Texas.
9. Subject to the zoning regulations as promulgated by the Gillespie County Airport Board of Adjustment.
10. Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land.
11. Fence protrusions as shown on plat dated January 7, 1998, prepared by Carey Bonn, Registered Professional Land Surveyor No. 4447.
12. Electric liens as shown on plat dated January 7, 1998, prepared by Carey Bonn, Registered Professional Land Surveyor No. 4447.
13. Rules, Regulations and Orders governing the creation of Residential Subdivisions, Sanitation and Waste Disposal, and the drilling, construction and use of water wells as passed by the City of Fredericksburg, Texas, Commissioner's Court of Gillespie County, Texas, and the Texas Water Quality Board.
14. Unpaid ad valorem taxes.

EXECUTED this 21st day of August, 2017.

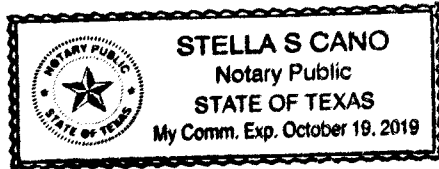
Deann D. Dowdy
Deann D. Dowdy
Substitute Trustee
1906 N. Llano, Suite 102
Fredericksburg, TX 78624
(830) 997-8902 ext. 4

ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF GILLESPIE)

This instrument was acknowledged before me on August 21,
2017, by Deann D. Dowdy, as Substitute Trustee.

(SEAL)



Stella S. Cano
Notary Public, State of Texas