

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.

FILED
MARY LYNN RUSCHIE
COUNTY CLERK
Gillespie Co., Texas

MAY 11 2017
11:29 AM

BY  Deputy

THE STATE OF TEXAS)
COUNTY OF GILLESPIE)

Notice is hereby given that whereas, on January 20, 1998, Bryan Pfiester and wife, Tabitha Pfiester, executed a deed of trust to the State Director for Rural Development 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 338, Page 572 of the Official Records, Gillespie 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, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

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 September 14, 20 16, 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 June, being the 6th day of June 2017, the following land located in said county and more particularly described as follows:

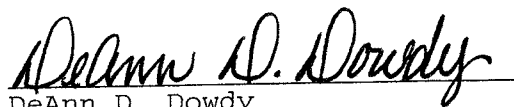
BEING all of Lot 6, Windsong Acres, a subdivision in Gillespie County, Texas, as said lot is shown, designated and delineated on the map or plat of said subdivision duly recorded in Volume 1, Page 61 fo the Plat Records of Gillespie County, Texas, here referred to and made a part hereof for all pertinent 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 Restrictions 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 11th day of May, 2017.



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

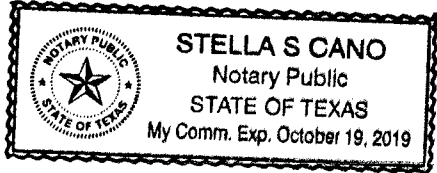
ACKNOWLEDGMENT

THE STATE OF TEXAS)

COUNTY OF GILLESPIE)

This instrument was acknowledged before me on May 11,
2017, by DeAnn D. Dowdy, as Substitute Trustee.

(SEAL)



Stella S. Cano
Notary Public, State of Texas