

### NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust

Date: June 25, 2007

Grantor(s):

BARBARA A. SMITH

Original Mortgagee:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE

Current Mortgagee:

FLAGSTAR BANK, F.S.B.  
5151 CORPORATE DRIVE  
TROY, MI 48098

Mortgage Servicer:

FLAGSTAR BANK, F.S.B.

Recorded in: CLERK'S FILE NO. 200708116

Property County: BURNET

Legal Description:

TRACT I:

BEING LOT NO. FOUR (4), RUBLE ADDITION NO. TWO (2), LOCATED IN BERTRAM, BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 1, PAGE 78, ALSO REFERRED IN CABINET 1, SLIDE 42-D, PLAT RECORDS OF BURNET COUNTY, TEXAS.

TRACT II:

BEING LOT NO. TEN (10), RUBLE ADDITION NO. TWO A (2A), LOCATED IN CITY OF BERTRAN, BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 2, PAGE 130, ALSO REFERENCED IN CABINET 1, SLIDE 78-C, PLAT RECORDS OF BURNET COUNTY, TEXAS.

Date of Sale: Tuesday, July 7, 2009

Earliest Time Sale will Begin: 1:00PM

Place of Sale of Property:

THE AREA OUTSIDE THE COUNTY CLERK'S OFFICE ON THE EAST SIDE OF THE BURNET COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

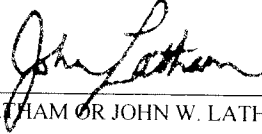
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.



FLAGSTAR BANK, F.S.B. is acting as the Mortgage Servicer for FLAGSTAR BANK, F.S.B., who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. FLAGSTAR BANK, F.S.B., as Mortgage Servicer, is representing the Mortgagee, whose address is:

FLAGSTAR BANK, F.S.B.  
c/o FLAGSTAR BANK, F.S.B.  
5151 CORPORATE DRIVE  
TROY, MI 48098

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Dated this May 22, 2009.

  
\_\_\_\_\_  
JOHN LATHAM, TOBEY LATHAM OR JOHN W. LATHAM  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

FILED THIS 22<sup>nd</sup> DAY OF May A.D. 2009  
  
COUNTY CLERK, BURNET COUNTY, TEXAS  
BY  DEPUTY



NOS20090093800254

### NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust

Date: September 25, 2007

Grantor(s):

PATSY JEAN JOHNSON  
WILLIAM CLAY JOHNSON

Original Mortgagee:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE

Current Mortgagee:

CHASE HOME FINANCE, LLC  
3415 VISION DR.  
COLUMBUS, OH 43219

Mortgage Servicer:

CHASE HOME FINANCE, LLC

Recorded in: CLERK'S FILE NO. 200712322

Property County: BURNET

Legal Description:

BEING THE SURFACE RIGHTS ONLY IN AND TO LOT NOS. ONE HUNDRED SEVENTY-TWO (172), ONE HUNDRED SEVENTY-THREE (173) AND ONE HUNDRED SEVENTY-FOUR (174), SHERWOOD SHORES, SWEETBRIAR SECTION, A SUBDIVISION IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 1, PAGE 106, PLAT RECORDS OF BURNET COUNTY, TEXAS.

Date of Sale: Tuesday, July 7, 2009

Earliest Time Sale will Begin: 1:00PM

Place of Sale of Property:

THE AREA OUTSIDE THE COUNTY CLERK'S OFFICE ON THE EAST SIDE OF THE BURNET COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

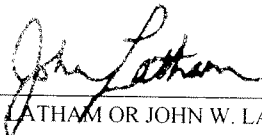
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.


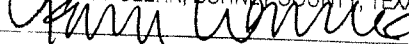
CHASE HOME FINANCE, LLC is acting as the Mortgage Servicer for CHASE HOME FINANCE, LLC, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CHASE HOME FINANCE, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CHASE HOME FINANCE, LLC  
c/o CHASE HOME FINANCE, LLC  
3415 VISION DRIVE  
COLUMBUS, OH 43219

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Dated this May 22, 2009.

  
\_\_\_\_\_  
JOHN LATHAM, TOBEY LATHAM OR JOHN W. LATHAM  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

FILED THIS 22<sup>nd</sup> DAY OF May A.D. 2009  
  
COUNTY CLERK, BURNET COUNTY, TEXAS  
BY  DEPUTY



NOS20090187413142

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust

Date: November 06, 2003

Grantor(s):

JOSE C LANDEROS

Original Mortgagee:

WELLS FARGO HOME MORTGAGE, INC.

Current Mortgagee:

WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD. MAC# X7801-014  
FT. MILL, SC 29715

Mortgage Servicer:

WELLS FARGO BANK, N.A.

Recorded in: VOLUME 1200, PAGE 0127

Property County: BURNET

Legal Description:

BEING THE SURFACE RIGHTS ONLY IN AND TO LOT NOS. ONE HUNDRED NINETY-FOUR (194) AND ONE HUNDRED NINETY-FIVE (195), GRANITE CASTLE SECTION, SHERWOOD SHORES, A SUBDIVISION OF BURNET COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 104, PLAT RECORDS OF BURNET COUNTY, TEXAS.

Date of Sale: Tuesday, July 7, 2009

Earliest Time Sale will Begin: 1:00PM

Place of Sale of Property:

THE AREA OUTSIDE THE COUNTY CLERK'S OFFICE ON THE EAST SIDE OF THE BURNET COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

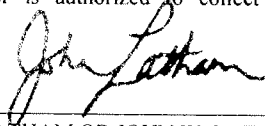
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

WELLS FARGO BANK, N.A. is acting as the Mortgage Servicer for WELLS FARGO BANK, N.A., who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the Mortgagee, whose address is:

WELLS FARGO BANK, N.A.  
c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD. MAC# X7801-014  
FT. MILL, SC 29715

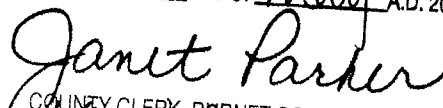
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Dated this May 22, 2009.



JOHN LATHAM, TOBEY LATHAM OR JOHN W. LATHAM  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

FILED THIS 22<sup>nd</sup> DAY OF May A.D. 2009  
  
COUNTY CLERK, BURNET COUNTY, TEXAS  
BY Janet Parker DEPUTY



NOS20090169804295

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust

Date: December 06, 2007

Grantor(s):

DON E. HENDERSON

Original Mortgagee:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. ("MERS") AS NOMINEE

Current Mortgagee:

WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD. MAC# X7801-014  
FT. MILL, SC 29715

Mortgage Servicer:

WELLS FARGO BANK, N.A.

Recorded in: CLERK'S FILE NO. 200715067

Property County: BURNET

Legal Description:

BEING LOT THIRTY-ONE (31), BLOCK A, PHASE 1A, THE RANCH AT DELAWARE CREEK, A SUBDIVISION IN THE CITY OF BURNET, BURNET COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN CABINET 4, SLIDE 11B-D AND 12A-C, OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

THE ABOVE DESCRIBED PROPERTY HAVING BEEN CONVEYED TO THE CURRENT OWNER ON MARCH 30, 2007 BY DEED RECORDED UNDER DOCUMENT NO. 0704209, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

Date of Sale: Tuesday, July 7, 2009

Earliest Time Sale will Begin: 1:00PM

Place of Sale of Property:

THE AREA OUTSIDE THE COUNTY CLERK'S OFFICE ON THE EAST SIDE OF THE BURNET COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.


The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

WELLS FARGO BANK, N.A. is acting as the Mortgage Servicer for WELLS FARGO BANK, N.A., who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the Mortgagee, whose address is:

WELLS FARGO BANK, N.A.  
c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD. MAC# X7801-014  
FT. MILL, SC 29715

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Dated this May 29, 2009.

  
\_\_\_\_\_  
JOHN LATHAM, TOBEY LATHAM OR JOHN W. LATHAM  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

FILED THIS 29<sup>th</sup> DAY OF May A.D. 20 09  
Janet Parker  
COUNTY CLERK, BURNET COUNTY, TEXAS  
BY Amber... DEPUTY



NOS20080169805250

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust

Date: August 31, 2006

Grantor(s):

JAMES BOND  
TAMMIE DENISE BOND

Original Mortgagee:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE

Current Mortgagee:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR LENDER AND LENDERS  
SUCCESSORS AND ASSIGNS  
1595 SPRINGHILL ROAD #310  
VIENNA, 22182

Mortgage Servicer:

BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP

Recorded in: VOLUME 1460, PAGE 511

Property County: BURNET

Legal Description:

BEING LOT SEVEN (7), SECTION TWO (2), COUNTRY SIDE OAKS, A SUBDIVISION, IN BURNET COUNTY, TEXAS,  
AS SHOWN BY PLAT RECORDED IN CABINET 1, SLIDE 197 A, OF THE PLAT RECORDS OF BURNET COUNTY,  
TEXAS

Date of Sale: Tuesday, July 7, 2009

Earliest Time Sale will Begin: 1:00PM

Place of Sale of Property:

THE AREA OUTSIDE THE COUNTY CLERK'S OFFICE ON THE EAST SIDE OF THE BURNET COUNTY  
COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP is acting as the Mortgage Servicer for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR LENDER AND LENDERS SUCCESSORS AND ASSIGNS, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the Mortgagee, whose address is:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR LENDER AND LENDERS  
SUCCESSORS AND ASSIGNS  
c/o BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP  
PTX-C-32 7105 CORPORATE  
PLANO, TX 75024

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Dated this May 29, 2009.

  
\_\_\_\_\_  
JOHN LATHAM, TOBEY LATHAM OR JOHN W. LATHAM  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001



NOS20070031405576



Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *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 DONALD GENE KELSO.


The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *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 (a) the promissory note executed by DONALD GENE KELSO, and payable to the order of MICHAEL CRAIG DANIEL and BEATRICE DANIEL, husband and wife; and (b) all renewals and extensions of the note. MICHAEL CRAIG DANIEL and BEATRICE DANIEL, husband and wife, are the current owners and holders of the Obligations and are the beneficiaries under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiaries, MICHAEL CRAIG DANIEL and BEATRICE DANIEL, husband and wife, at P.O. Box 53, Briggs, Burnet County, Texas 78608.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as 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 1, 2009.

  
\_\_\_\_\_  
PAT E. CAVNESS, TRUSTEE

DESCRIPTION FOR A.W. STEWART

BEING 0.653 acres of the E. Prewitt Survey in Burnet County, Texas, the same tract conveyed to A.W. Stewart in Vol. 51, Page 152, D/R of Burnet County, Texas, as it exists. Surveyed on the ground in March of 1984, by W.F. Forest, Registered Public Surveyor No. 101.

BEGINNING at an iron pin set at the Southwest fence corner of the said tract conveyed to A.W. Stewart.

THENCE with a fence, N 19°02'35" W 92.50 feet to set an iron pin 1 foot North of a post.

THENCE with a fence, N 70°17'15" E 34.07 feet to set an iron pin on the South edge of a post.

THENCE N 18°43'35" W 63.05 feet with a fence to set an iron pin on the North edge of a post.

THENCE N 70°35'50" E 83.94 feet with the South line of Loop 308 to set an iron pin.

THENCE S 19° E 77.84 feet to set an iron pin.

THENCE N 71°00' E 153.86 feet to set an iron pin.

THENCE S 19°39'15" E 78.76 feet with the West line of Loop 308 to set an iron pin.

THENCE with a fence, S 71°00'25" W 272.90 feet to the POINT OF BEGINNING.

STATE OF TEXAS

COUNTY OF WILLIAMSON

I KNOW ALL MEN BY THESE PRESENTS:

I, W.F. FOREST, do hereby certify that the above described tract was surveyed on the ground under my supervision and that the above description is true and correct to the best of my knowledge and belief.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this the 23rd day of March, 1984, A.D.



*W.F. Forest*  
W.F. FOREST  
REGISTERED PUBLIC SURVEYOR NO. 101

EXHIBIT "A"

*Janet Parker*  
COUNTY CLERK, BURNET COUNTY, TEXAS  
BY *Paul Currie* DEPUTY

**NOTICE OF ACCELERATION AND NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DEED OF TRUST:**

Date: February 1, 2007  
Grantor: Carolyn Walker  
Trustee: R. A. Klaeger  
Beneficiary: Marvin Albright  
County Where Property is Located: Burnet County, Texas  
Recording Information: Clerk's Document # 0701744, of the Official Public Records of Burnet County, Texas

**NOTE:**

Date: February 1, 2007  
Amount: \$15,000.00  
Debtor: Carolyn Walker  
Holder: Mark T. Brown

**PROPERTY:** Being the surface rights only in and to Lot Nos. Forty-Seven (47) and Forty-Eight (48), Elm Creek Subdivision, in Burnet County, Texas, according to the plat recorded in Volume 1, Page 214, Plat Records of Burnet County, Texas.

**SALE INFORMATION:**

Substitute Trustee: Jerry W. Corbin OR B. D. Adkins OR Darren Bronaugh  
OR Patty Corbin  
Date of Sale: July 7, 2009  
Time of Sale: 1:00 p. m. or within three hours thereafter

**PLACE OF SALE:** In Burnet, Burnet County, Texas, in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, then the sale will be conducted at the Main Entrance of the Burnet County Courthouse, in Burnet, Texas, and the terms of the proposed sale will be for cash to the highest bidder.

**WHEREAS**, the above named Grantor ("Grantor") previously conveyed the above described property ("Property") in trust to secure payment of the promissory note ("Note") set forth in the above described Deed of Trust ("Deed of Trust"); and

**WHEREAS**, the above named Holder ("Holder"), who is now the Beneficiary of the Deed of Trust, by assignment duly filed, is the legal owner and holder of the Note;

**WHEREAS**, the Holder declared a default in the payment of the installments required by the Note and Deed of Trust;

**WHEREAS**, it has been reported that such default has not been cured;

**WHEREAS**, the Holder accelerated the maturity date of the Note and declared all sums secured by such Deed of Trust to be immediately due and payable;

**WHEREAS**, the Holder removed the Trustee originally named in the Deed of Trust and any previously appointed Substitute Trustee and appointed and requests the above named Substitute Trustees to sell the Property to satisfy the indebtedness; and,

**WHEREAS**, the undersigned has been requested to provide these notices on behalf of the Holder;

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** of the forgoing matters and that:

1. Holder has accelerated the maturity of the Note and declared all sums secured by the Deed of Trust to be immediately due and payable.
2. Substitute Trustee will sell the Property on the date, at the place and no earlier than the time set forth above in the sale information section of this notice. The sale will begin within three hours after that time.
3. The property will be sold to the highest bidder for cash.
4. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing to record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
5. No warranties shall be conveyed by Substitute Trustee save and except the Grantor's warranties specially authorized by the Grantor in the Deed of Trust.

  
\_\_\_\_\_  
JERRY W. CORBIN, Substitute Trustee

**PREPARED BY:**

JERRY W. CORBIN, ATTORNEY  
6923 INDIANA AVENUE, SUITE 106  
LUBBOCK, TEXAS 79413  
STATE BAR NO. 04814700  
PHONE: 806-748-6765  
FAX: 806-748-7451

## Notice of Foreclosure Sale

1. *Property to Be Sold.* The property to be sold is described as follows:  
  
BEING 10.00 acres of land, more or less, out of the Benjamin McKinney Survey No. 3, Abstract No. 580, in Burnet County, Texas and being more particularly described in Deed of Trust recorded in Vol. 1255, Pg. 0356, Official Public Records of Burnet County, Texas
2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in Vol. 1255, Pg. 0357 of the Official Public Records of Burnet County, Texas.
3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: July 7, 2009

Time: The sale will begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Burnet County Courthouse in Burnet, Texas, at the following location: East side of the Courthouse at place designated by the Burnet County Commissioners Court

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. The reposting or refiling may be after the date originally scheduled for this sale.

4. *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 their bid immediately in cash if their bid is accepted.

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. The sale shall not cover any part of the property that has been released of public record from the lien of 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.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the

FILED THIS 7<sup>th</sup> DAY OF July A.D. 2009

*Janet Parker*  
COUNTY CLERK, BURNET COUNTY, TEXAS  
BY *Debra L. ...* DEPUTY

property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *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 J-Mar Concrete, Inc..

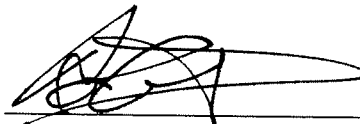
The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *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 the promissory note executed by J-Mar Concrete, Inc., and payable to the order of Terry A. Anderson. Estate of Terry A. Anderson is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Estate of Terry A. Anderson at PO Box 747, Burnet, Texas 78611.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as 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 3, 2009.



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Robert A. Klaeger  
115 Main Street  
Marble Falls, TX 78654  
Telephone (830) 693-2456  
Telecopier (830) 693-7861