

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: February 12, 2018

Deed of Trust:

Date: February 25, 2010
Grantor: JOSHUA DICKINSON and wife, JESSICA DICKINSON
Beneficiary: TEXAS SAVINGS BANK, s.s.b.
Trustee: JEFFREY MARTIN

County Where Property Is Located: Burnet County, Texas

Substitute Trustee: RYAN J. BIGBEE and/or MICHELLE JONES and/or ANGELA ZAVALA and/or RICHARD ZAVALA, JR. and/or JO ANNE COOK and/or RICHARD HESTER

Substitute Trustee's Mailing Address (including County):

9816 Slide Road, Suite 201
Lubbock, Lubbock County, Texas, 79424

Recording Information: Deed of Trust recorded in Instrument Number 201001842, of the Official Public Records of Burnet County, Texas.

Property: Being a tract or parcel of land situated in Burnet County, Texas, and being a part of the H.B. Martin Survey, Abstract No. 894, and being a 20.50 acre tract of land out of approximately 100.00 acres of which approximately 0.33 of an acre lies within County Road No. 336, leaving a net acreage of approximately 99.67 acres, said approximately 100.00 acres is part of that certain tract of land described as 330.78 acre in a Deed to Creekside Rural Investment, Inc., recorded in Volume 1363, Page 990, Official Public Records of Burnet County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner on the East line of County Road 336, said corner being the Southwest corner of a called 198.315 acre tract of land conveyed to Patricia Withers, recorded in Volume 1301, Page 315, Official Public Records of Burnet County, Texas;
THENCE N. 68° 51' 40" E. a distance of 24.41 feet with the South line of the Withers tract of land to a 1/2" iron rod found for corner;
THENCE N. 68° 51' 40" E. and with the South line of the Withers tract of land a distance of 1074.11 feet to a 1/2" iron rod set for corner;
THENCE N. 68° 50' 59" E. and with the South line of the Withers tract of land, a distance of 736.45 feet to a 1/2" iron rod set for corner;

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Janet Parker
County Clerk - Burnet County, Texas
By *[Signature]* Deputy

THENCE S. 21° 01' 37" E. a distance of 491.41 feet to a 1/2" iron rod set for corner in the center of a 50 foot roadway easement;
THENCE S. 68° 58' 23" W. and with the center of a 50 foot roadway easement a distance of 1813.50 feet to a 1/2" iron rod set for corner on the East line of County Road 336;
THENCE N. 23° 32' 49" W. and with the East line of County Road 336 a distance of 488.15 feet to return to the Place of Beginning, and containing 20.50 acres of land,

together with all improvements now located on the property and all fixtures now located on the property.

Note:

Date: February 25, 2010
Amount: \$ 459,500.00
Debtor: Joshua Dickinson and Jessica Dickinson
Holder: FIRST BANK & TRUST, as Assignee of Texas Savings Bank, s.s.b.; 9816 Slide Road; Lubbock, Texas 79424

Date of Sale of Property (First Tuesday of the Month): Tuesday, March 6, 2018

Earliest Time of Sale of Property (Between 10:00 a.m. and 4:00 p.m.): 1:00 o'clock, p.m.

Place of Sale of Property:

At the place designated by the Burnet County Commissioner's Court, and if no area is designated, the sale will be held at the main entrance of the Courthouse in Burnet, Burnet County, Texas

The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Because of default in performance of the obligations of the deed of trust, the above named person as Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three (3) hours after that time.


No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall

be offered "AS IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

This notice is an attempt to collect a debt, and any information obtained will be used for that purpose.

Executed this 12th day of February, 2018.



Ryan J. Bigbee, Michelle Jones, Angela Zavala,
Richard Zavala, Jr., Jo Anne Cook or Richard Hester,
Substitute Trustee