

**Notice of Foreclosure Sale**

Date: June 22, 2017

Contract for Deed:

Dated: April 11, 2008

Purchaser: Kenneth W. Vansyckle and wife, Dallas L. Vansyckle

Seller: James T. Eubank and Janet M. Eubank

Recorded in: Volume 1116, Page 565 and amended in Volume 1333, Page 327, Official Public Records of Waller County, Texas; and amended in Volume 1452, Page 523, Real Property Records of Grimes County, Texas.

Property: 3.89 acres of land, consisting of all of Lots 3 and 13, Block 1, Lot 3 in Block 2, and part of Lots 1, 2 and 14 in Block 1 of Millcreek Estates, Section 6, according to the map or plat thereof recorded in Volume 221, Page 501 of the Deed Records of Waller County, Texas.

Trustee: Jennifer Fultz
P.O. Box 868
Navasota, Texas 77868

Foreclosure Sale:

Date: Tuesday, August 1, 2017

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00am and not later than three hours thereafter.

Place: The Foyer at the South Entrance of the Waller County Courthouse or as designated by the County Commissioners.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that James T. Eubank and Janet M. Eubank's bid may be by credit against the indebtedness created by the Contract for Deed.

Default has occurred in the payment of the Contract for Deed and in the performance of the obligations of the Contract for Deed. Because of that default, James T. Eubank and Janet M. Eubank, the Seller, has requested Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Contract for Deed, and applicable Texas law.

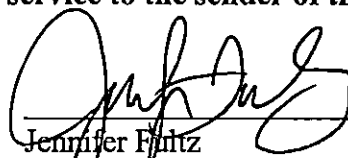
If James T. Eubank and Janet M. Eubank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Contract for Deed and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Contract for Deed, but prospective bidders are reminded that by law the Foreclosure 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 Contract for Deed. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under Section 5.066 of the Texas Property Code. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.



Jennifer Fritz
1400 E. Washington Ave.
P.O. Box 868
Navasota, Texas 77868
Telephone (936) 825-7833
Telecopier (936) 825-2354

FILED AND RECORDED

Instrument Number: 17-066

Filing and Recording Date: 07/05/2017 01:16:15 PM Pages: 3 Recording Fee: \$5.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in black ink that reads "Debbie Hollan". The signature is written in a cursive style.

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Stephanie Tompkins, Deputy

Returned To: