

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.

Date: July 13, 2018

Deed of Trust, Security Agreement and Financing Statement:

Date: June 10, 2010

Grantor: KASHI ENTERPRISES, INC. assumed by RAFMAYA

Beneficiary: FIRST NATIONAL BANK OF WINNSBORO, TEXAS

Trustee: CELIA C. FLOWERS

Substitute Trustee: RICHARD E. ROBERTS or CHERYL MOORE

BY *[Signature]*
LINDA WALLACE
COUNTY CLERK
RAINS COUNTY, TEXAS
DEPUTY

FILED FOR RECORD
2018 JUL 16 PM 12:49

Recorded in: Volume 526, Page 433, Official Public Records, Rains County, Texas

Property: 1.001 acres of land, more or less, and an easement in the City of Emory, situated in the Brice Miller Survey, Abstract No. 155, Rains County, Texas, being more fully described on EXHIBIT A, attached hereto and incorporated herein by reference.

Personal Property: All fixtures, supplies, building materials, and other goods of every nature now or hereafter located, used or intended to be located or used on the Property. All plans and specifications for development of or construction of improvements on the Property; All contracts and subcontracts relating to the construction of improvements on the Property; All inventory, equipment, accounts, contract rights, instruments, documents, general intangibles, and chattel paper arising from or by virtue of any transaction relating to the Property; All permits, licenses, franchises, certificates, and other rights and privileges obtained in connection with the Property; All proceeds payable or to be payable under each policy of insurance relating to the Property; and All products and proceeds of the foregoing.

Date of Sale of Property and Personal Property: Tuesday, August 7, 2018, at or within three hours after 10:00 a.m.

Place of Sale of Property and Personal Property (including County): The ~~East~~ ^{West} most side of the Rains County Courthouse which is located at 167 East Quitman Street, Emory, Rains County, Texas, or as designated by the county commissioners.

Because of default in performance of the obligations under the Deed of Trust, Substitute Trustee will sell the Property and the Personal 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, Security Agreement and Financing Statement.

Cheryl Moore

CHERYL MOORE, Substitute Trustee
215 E. Goode
Quitman, Texas 75783

STATE OF TEXAS

COUNTY OF WOOD

This instrument was acknowledged before me on July 13, 2018, by CHERYL MOORE.

Cathy Roberts

Notary Public, State of Texas

Notary's Name (Printed)

Notary's Commission Expires

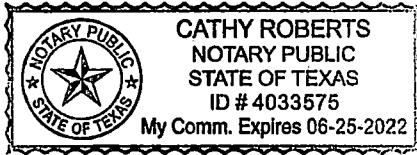


EXHIBIT A
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BEING a 1.001 acre lot, tract or parcel of land situated in the City of Emory, in the Brice Miller Survey, Abstract No. 155, Rains County, Texas, and being all of a called 1.001 acre tract described in a deed from Mohammad Hanif and wife, Wafia Hanif to Wafia Hanif, Trustee of the Mohamunad A. Hanif Trust as recorded in Volume 363, Page 139, Rains County Real Records, and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found on the southwest line of U.S. Highway No. 69 (West Lennon Drive) at the east corner of said 1.001 acre tract for a corner, said point being at the northwest corner of a tract described in a deed to Rains County Fair Association as recorded in Volume 179, Page 829, R.C.D.R.;

THENCE S 00 degrees 07'03" W along the west line of said Fair Association tract a distance of 265.10 feet to a ½ inch iron rod found at the south corner of said 1.001 acre tract for a corner, said point being the northeast corner of a called 2.022 acre tract described as Tract II in a deed to Moody as recorded in Volume 218, Page 348, R.C.D.R.;

THENCE N 45 degrees 51'05" W along the northeast line of said 2.022 acre tract a distance of 312.94 feet to a 5/8 inch iron rod found at the west corner of said 1.001 acre tract for a corner;

THENCE N 39 degrees 23'19" E a distance of 191.42 feet to a PK nail found on the southwest line of U.S. Highway No. 69 (West Lennon Drive) at the north corner of said 1.001 acre tract for a corner;

THENCE S 45 degrees 47'13" E along the southwest line of U.S. Highway No. 69 a distance of 144.57 feet to the Point of Beginning and containing 1.001 acres of land.

EASEMENT:

All that certain lot, tract or parcel of land, situated in the City of Emory, Texas, and being located in the Brice Miller Survey, A-155, and being a part of a 1.174 acre tract of land of record on Volume 218, Page 348 of the Deed Records of Rains County, Texas and being specifically described as follows:

BEGINNING at the Southwest corner of a 1.000 acre tract of land conveyed by Kenneth Moody and Barry Ken Moody to J.E. Hammond et ux, Barbara Hammond and recorded in Volume 234, Page 760, Deed Records, Rains County, Texas;

THENCE North 45 degrees 52' West 10 feet for the Southwest corner of this easement;

THENCE Northeasterly, 191 feet to the Northwest corner of said 1.000 acre tract located on the South right-of-way line of U.S. Hwy. No. 69;

THENCE South 39 degrees 15'46" West with the West boundary line of said 1.000 acre tract, 191.39 feet to the place of beginning.