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Filed For Record
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Tabatha Ferguson
County Clerk, Bosque CO. TX
By Briana Jeske
Deputy Clerk

Notice of Foreclosure Sale

September 10, 2015

Deed of Trust ("Deed of Trust"):

Dated:	May 14, 2008
Grantor:	KB Farms, L.L.C.
Trustee:	Nigel Harrison
Lender:	First Community Bank, N.A., fka First Community Bank Central Texas, N.A.
Recorded in:	Document Number 2008-00001949 of the Official Public Records of Bosque County, Texas.
Legal Description:	All those certain two tracts of land lying and situated in Bosque County, Texas. Said tracts of land are the identical tracts of land described in Deed of Trust recorded in Document Number 2008-00001949 of the Official Public Records of Bosque County, Texas; and being more fully described in the attached Exhibit "A".
Secures:	Real Estate Lien Note ("Note") in the original principal amount of $250,000.00, executed by KB Farms, L.L.C. ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender
Guaranty:	The Note and all other indebtedness of Borrower to Lender is guaranteed by a Personal Guaranty dated May 14, 2008, and executed by Brad W. Wilkerson in favor of Lender; and Commercial Guaranty dated April 5, 2015, and executed by Brad W. Wilkerson in favor of Lender
Substitute Trustee:	John A. Hastings, Jr.
Substitute Trustee's Address:	P.O. Box 899, Meridian, Texas, 76665

Foreclosure Sale:

Date:	Tuesday, October 6, 2015
Time:	The sale of the Property will be held between the hours of 10:00 A.M. and 1:00 P.M. local time; the earliest time at which the

Foreclosure Sale will begin is 10:00.

Place: Bosque County Courthouse in Meridian, Texas, at the following location: East door of Bosque County Courthouse, facing Main Street, Meridian, Bosque, County, Texas

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 First Community Bank, N.A., fka First Community Bank Central Texas, N.A.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, First Community Bank, N.A., fka First Community Bank Central Texas, N.A., the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of First Community Bank, N.A., fka First Community Bank Central Texas, N.A.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with First Community Bank, N.A., fka First Community Bank Central Texas, N.A.'s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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

If First Community Bank, N.A., fka First Community Bank Central Texas, N.A. 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 Deed of Trust and the Texas Property Code.

The Foreclosure 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 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 Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by First Community Bank, N.A., fka First Community Bank Central Texas, N.A. 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 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(a) of the Texas Property Code, Substitute 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 Substitute 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.

John A. Hastings, Jr.
P.O. Box 899
Meridian, Texas 76665
Telephone (254) 435-2373
Telecopier (254) 435-2642

Exhibit "A"

Being two tracts of land described as follows:

Tract One: All that certain lot, tract, or parcel of land being in the Town of Meridian, Bosque County, Texas, and being the SW 1/4 of Block Twenty Five (25) of the original town, according to map of record in Volume G Page 27, said deed records, and being the identical land described in a deed dated October 2, 1986, executed by Stockard Feed and Seed, Inc., to Sammy Carter and recorded in Vol. 306 Page 233, Deed Records, Bosque County, Texas.

Tract Two: All that certain Southeast one-fourth (1/4) of Block 25, in the town of Meridian, Bosque County, Texas, as per official map of said Town, recorded in Vol. "G" Page 27, of the Deed Records of Bosuqe County, Texas, described by metes and bounds as follows: Beginning at the SEC of said Block 25 for the SEC of this; Thence N 30 W with the East line of said Block 25, 37-1/2 vrs to a stake for the NEC of this; Thence S 60 W 37-1/2 vrs to a stake for NWC of this; Thence S 30 E 37-1/2 vrs. to the SWC of this; Thence N 60 E 37-1/2 vrs. to the place of beginning, and being the identical land described in a deed dated July 1, 1987 executed by Fred Vargas to Sammy Carter and recorded in Vol. 312 Page 170, Deed Records, Bosque County, Texas.