

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date:** December 11, 2018

**COPY**

**Deed of Trust (Carson County):<sup>1</sup>**

<b>Date:</b>	January 31, 2014
<b>Grantor:</b>	Cory J. Bonner a/k/a Cory Bonner and wife, and Monica J Bonner a/k/a Monica Bonner and Monica Jayne Bonner
<b>Trustee:</b>	InterBank
<b>Substitute Trustee:</b>	C. Jason Fenton, Substitute Trustee
<b>Substitute Trustee's Mailing Address:</b>	P. O. Box 9158, Amarillo, Texas 79105-9158
<b>Substitute Trustee's Physical Address:</b>	500 S. Taylor, Suite 1200, Amarillo, Texas 79105
<b>Successor Substitute Trustee:<sup>2</sup> Successor Substitute Trustee's Mailing Address:</b>	Garrett Foote P.O. Box 9158, Amarillo, Texas 79105
<b>Successor Substitute Trustee's Physical Address:</b>	500 S. Taylor, Suite 1200, Amarillo, Texas 79101
<b>Beneficiary:</b>	InterBank
<b>Recording Information:</b>	Filed as Document Number 2014-00000283 Volume 606, Page 288, in the Official Public Records of Carson County, Texas.

**Property:**

All that certain tract or parcel of land being a portion of Section 60, Block T. BS&F. Survey, Carson County, Texas, out of an 85.0494 acre tract of land described by deed, recorded in Volume 118, Page 146 Deed Records of Carson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" Iron Rod with "Topographic" cap set in the North right-of-way of County Road 13 for the Southwest corner of this tract or parcel from which a 1/2" iron rod found for the Southwest corner of said Section 60 bears S 00° 24' 48" E a distance of 49.99 feet and S 89° 25' 22" W a distance of 1916.89 feet;

THENCE N 00° 07' 44" W parallel with the West line of said Section 60, a distance of 420.90 feet to a 5/8" Iron Rod with

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COUNTY CLERK  
CARSON COUNTY TEXAS

<sup>1</sup> In the event of a conflict between this and the Deed of Trust concerning the description of the Property, the description contained in the Deed of Trust will control.  
<sup>2</sup> In this document and any subsequent notice, any reference to "Substitute Trustee" includes the Successor Substitute Trustee identified above.

"Topographic" cap set for the Northwest corner of this tract or parcel;

THENCE N 89° 25' 22" E, parallel with the South line of said Section 60, a distance of 516.87 feet to a 5/8" Iron Rod with "Topographic" cap set for the Northeast corner of this tract or parcel;

THENCE S 00° 07' 44" E, parallel with said West line of Section 60, a distance of 420.90 feet to a 5/8" Iron Rod with "Topographic" cap set for the Southeast corner of this tract or parcel;

THENCE S 89° 25' 22" W, along the South line of said 85.0494 acre tract, being said North right-of-way of County Road 13, distance of 516.87 feet to the POINT OF BEGINNING and containing 4.99 acres.

**Secured Obligation ("Note" or "Secured Obligation"):**

Promissory Note:

Date: January 31, 2014

Amount: \$291,012.79

Debtor/Obligor: Cory J. Bonner and Monica J. Bonner

Original Payee: InterBank

Holder: InterBank

**Date of Sale of Property:** January 2, 2019

**Earliest Time of Sale of Property:** 10:00 a.m. (Central Time)

**Place of Sale of Property:** On the front steps of the Carson County Courthouse, 501 Main Street, Panhandle, Carson County, Texas 79068 or as designated by the County Commissioners or, if the preceding area is no longer the designated area, then at the area most recently designated by the Carson County Commissioner's Court.

Beneficiary named above is the owner and holder of the Note and Deed of Trust described above (collectively sometimes referred to as the "Loan"). Beneficiary has, under the Deed of Trust, appointed the Substitute Trustee identified above (and the Successor Substitute Trustee) and has instructed the Substitute Trustee (and Successor Substitute Trustee) to offer the Property for sale toward the satisfaction of the debt owed on the Loan.

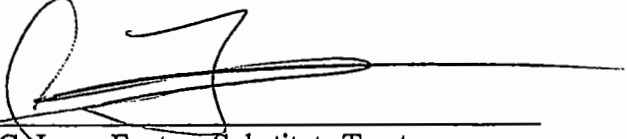
Due to default in performance of the obligations under the Loan documents (Note and Deed of Trust), Substitute Trustee (or Successor Substitute Trustee) will sell the Property by public auction to the highest bidder on the Date of Sale of Property at the Place of Sale of Property to satisfy the

Loan debt secured by the Deed of Trust. The sale will begin at the Earliest Time of Sale of Property (see above) or within three (3) hours thereafter.

Beneficiary (or its designee, assignee, or agent, as applicable) will be permitted to "credit bid" against the Loan debt secured by the Deed of Trust; other bidders will need to demonstrate the ability to pay cash or certified funds on the Date of Sale. Additional conditions for the conduct of the sale may be announced by the Substitute Trustee (or Successor Substitute Trustee) before the bidding is opened for the first sale of the day to be conducted by the Substitute Trustee (or Successor Substitute Trustee).<sup>3</sup>

The Property will be sold **AS IS, WHERE IS, IN ITS PRESENT PHYSICAL CONDITION**,<sup>4</sup> subject to ad valorem tax liens, if any, against the Property, as well as subject to any and all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and valid reservations of oil, gas and other mineral interests, if any, and 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. All prospective purchasers are encouraged to conduct their own independent investigation of the Property, record title to the Property, tax liens, if any, against the Property, and the physical condition of the Property prior to the sale.

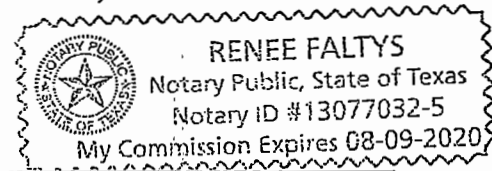
**If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the amount paid. The purchaser shall have no further recourse against the Grantor, the Beneficiary, the Substitute Trustee, or the attorney for the Substitute Trustee or the Beneficiary.**

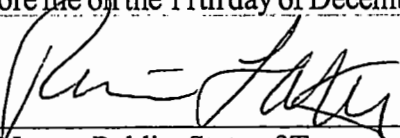
  
C. Jason Fenton, Substitute Trustee

See page 1 above for the street address and mailing address of Substitute Trustee.

STATE OF TEXAS                   §  
   §  
COUNTY OF POTTER           §

This instrument was acknowledged before me on the 11th day of December, 2018, by C. Jason Fenton, Substitute Trustee.



  
Notary Public, State of Texas

<sup>3</sup> See Texas Property Code § 51.0075. Please review Chapter 51 of the Texas Property Code for provisions generally applicable to Deed of Trust foreclosures.

<sup>4</sup> See Texas Property Code § 51.009.