

**NOTICE OF TRUSTEE'S SALE**

**FILED FOR RECORD**

2020 NOV 4 PM 3:21

AMY L. VARNELL  
CASS COUNTY CLERK

**WHEREAS**, on April 4, 2014, DANIELLE NICOLE McCALL and DANNY WALKER, her husband, executed a Deed of Trust conveying to EDWARD MILLER, as Trustee, the herein described lot, tract or parcel of land in Cass County, Texas, to secure HATRIDGE, JR. and SYLVIA M. HATRIDGE REVOCABLE LIVING MANAGEMENT TRUST, in payment of a debt therein described, said Deed of Trust being recorded under Instrument Number 2014004068, Official Public Records, Cass County, Texas; and,

**WHEREAS**, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and,

**WHEREAS**, default has occurred in the payment of said indebtedness and the same is now wholly due, and the owner and holder of said debt has requested the undersigned Trustee to sell said property to satisfy said indebtedness.

**WHEREAS**, by Partial Release of Deed of Trust dated October 30, 2020, the owner and holder of said Deed of Trust did partially release three (3) tracts of one (1) acre each from said Deed of Trust, which are hereinafter described by reference.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that, no earlier than 1:00 P.M. and no later than 4:00 P.M., on Tuesday, the 1st day of December, 2020, I will sell the following described real estate at the North entrance of the County Courthouse in Cass County, Texas, to the highest bidder for cash, to-wit:

All that certain tract or parcel of land being part of the division of a called 47 acre tract of land being a part of the Peter M. Keeton Survey, A-612, Cass County, Texas, being located on the North side of State Highway 77 about 2 miles West of the City of Atlanta, Texas and being the same land as described in Warranty Deed to Charles E. McCall and wife, Valerie Waters McCall recorded in Vol. 792, Page 302, Deed Records, Cass County, Texas and being called Tract 1 in the Partition Deed between Danny McCall, et al, to each other filed in Volume 1078, Page 201, Official Records, and more fully described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found in the North right of way of said highway and being in the West boundary line of County Road 3326, said rod being the Southwest corner of said 47 acre tract, same being the Southwest corner of this tract;

(DESCRIPTION CONTINUED ON PAGE 2 HEREOF.)

THENCE N 00 deg. 02' 00" E 1200.36 feet along the West line of County Road 3326 to a 5/8 inch iron rod set for the Northwest corner of this tract, same being the Southwest corner of Tract No. 2;  
THENCE East 983.03 feet with a new line to a 5/8 inch iron rod set in the East line of said 47 acre tract being the Northeast corner of this tract, same being the Southeast corner of Tract No. 2;  
THENCE S 00 deg. 46' 58" E 647.32 feet with a fence in the East line of said 47 acre tract to a 5/8" inch iron rod set at a fence corner for the most Northerly Southeast corner of this tract;  
THENCE S 89 deg. 35' 59" W 251.64 feet with a fence to a 1 inch iron rod found for an ell corner of this tract;  
THENCE S00 deg. 44' 25" W 553.63 feet with a fence to a 5/8 inch iron rod set at a fence corner in the most Southerly Southeast corner of this tract;  
THENCE N 88 deg. 46' 57" W 447.15 feet with a fence to a concrete right of way marker, for an angle point;  
THENCE S 88 deg. 33' 01" W 286.80 feet with a fence and the North right of way of said Highway to the Point of Beginning containing 23.99 acres of land, more or less.

**SAVE AND EXCEPT, HOWEVER,** the following portions of said 23.99 acre tract which have been partially released from said Deed of Trust, to-wit:

**TRACT 1**

One (1) acre, more or less, in the Peter M. Keeton Survey, Abstract 612, Cass County, Texas described in Deed dated July 23, 2014, from Danielle N. McCall to Jessica Mendoza, being Instrument Number 2014003801 in the Real Property Records of Cass County, Texas.

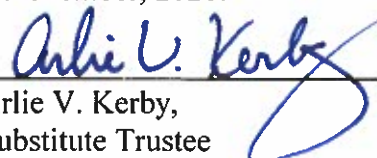
**TRACT 2**

One (1) acre, more or less, in the Peter M. Keeton Survey, Abstract 612, Cass County, Texas described in Deed as Tract No. 1 dated July 31, 2014, from Danielle N. McCall to Santos Mendoza, being Instrument Number 2016000970 in the Real Property Records of Cass County, Texas.

**TRACT 3**

One (1) acre, more or less, in the Peter M. Keeton Survey, Abstract 612, Cass County, Texas described in Deed as Tract No. 2 dated July 31, 2014, from Danielle N. McCall to Santos Mendoza, being Instrument Number 2016000970 in the Real Property Records of Cass County, Texas.

**WITNESS MY HAND** this 1st day of November, 2020.

  
Arlie V. Kerby,  
Substitute Trustee