

Notice of Substitute Trustee's Sale

Date: February 2, 2023

Trustee: Rebecca Garrett

Substitute Trustee: James W. Litzler

Substitute Trustee's Address: 201 Connally St.
Sulphur Springs, Texas 75482

Lender: City National Bank of Sulphur Springs, successor by merger to The Morris County National Bank

Lender's Address: 201 Connally St., Sulphur Springs, TX 75482

Note: Note dated August 8, 2019, in the amount of \$20,000.00.

Deed of Trust

Date: August 8, 2019

Grantors: Jeffrey Allen Whetstone and Angela Diane Whetstone, husband and wife

Lender: Cass County Bank, a Branch of The Morris County National Bank

Recording information:

Instrument No. 2019003575 of the Official Public Records of Cass County, Texas.

Property:

See Exhibit "A" attached hereto and incorporated herein

County: Cass

Date of Sale (first Tuesday of month): March 7, 2023

Time of Sale: 10:00 a.m.

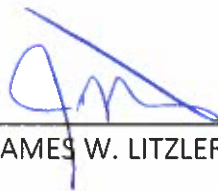
Place of Sale: The North Entrance of the Cass County Courthouse located on Houston Street, Linden, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

FILED FOR RECORD
2023 FEB -6 AM 11:13
JIMMY L. WATSON
CASS COUNTY CLERK

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.

Rebecca Garrett is Trustee under the Deed of Trust. Lender has appointed James W. Litzler as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter.



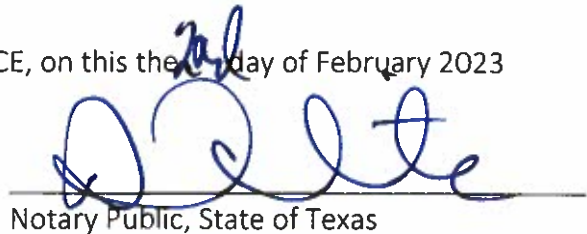
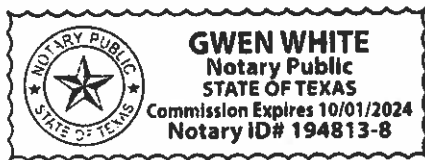
JAMES W. LITZLER, Substitute Trustee

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HOPKINS §

BEFORE ME, the undersigned authority, on this day personally appeared JAMES W. LITZLER, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 2nd day of February 2023



Notary Public, State of Texas

EXHIBIT "A"

All that certain lot or parcel of land lying and situated in the Jesse M. C. Paxton survey, abstract No 830, in Cass County, Texas, and being part of the Marvin H Brown 125 acre tract described in the deed from V D. Glass, et al, to Marvin H. Brown, et ux dated April 8, 1940, recorded in Volume F-8, Page 312, of the Deed Records of Cass County, Texas, and being all of Lot No. 12 in Block No. 2, of the M. H. Brown Subdivision as the same appears on the Plat of said subdivision in Volume 1, Page 182, of the Plat Records of Cass County, Texas, and being the same property conveyed to John Drewey Cothren, et ux, by Marvin H Brown and wife, Ruby Brown, by Deed dated May 18, 1964, and recorded in Volume 455, Page 5, of the Deed Records of Cass County, Texas, from Novelle Griffin Cothren to MARTHA SUE COTHREN WHETSTONE Deed of Gift dated 30 March 1994 and recorded in Vol. 0961 page 779

WITH THE EXCEPTION of 14' WEST, 20' SOUTH, 14' EAST, 20' NORTH of the northeast corner of Lot 12 to be added to Lot 13 in Block No. 2 by Deed dated 18 June 1980, Deed of Record of Cass in Vol 642, on page 37