

FILED FOR RECORD

2018 JAN 22 AM 11:14

AMY L. VARNELL  
CASS COUNTY CLERK

PREPARED AND SENT BY: Robert S. McGinnis, Jr.  
4102 Summerhill Road  
Texarkana, Texas 75503  
903/798-1717

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS            ){  
COUNTY OF CASS         ){

On March 22, 2016, Dustin Colby Moline and Connie Michelle Moline, husband and wife, as Grantor (whether one or more), executed a Deed of Trust conveying to Michael Rountree, as Trustee, the real estate hereinafter described to secure Texana Bank, N.A., in payment of debts therein described, said Deed of Trust being recorded at Instrument 2016001069, Real Property Records of Cass County, Texas.

By instrument dated January 17, 2018, the Trustee was removed and Robert S. McGinnis, Jr. was appointed Substitute Trustee in the place and stead of the original Trustee, and was requested and authorized to sell the real estate described in said Deed of Trust to satisfy the debts.

Default has occurred in the payment of said debts and the same are now wholly due, and the owner and holder of said debts has requested the undersigned to sell said property to satisfy said debts.

NOTICE IS HEREBY GIVEN that on Tuesday, March 6, 2018, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m., local time, I will sell the real estate described in said Deed of Trust at the north entrance of the County Courthouse located on Houston Street, Linden, Cass County, Texas, as designated by the Cass County Commissioner's Court, said entrance being the north entrance, to the highest bidder for cash, binding the present obligors to warrant and forever defend the title to said property and making no further warranty. The sale will begin at 10:00 a.m. local time or within three hours after that time.

NOTICE IS FURTHER GIVEN that the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, and at the purchaser's own risk making no further warranty. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.


Said real estate is located in Cass County, Texas and is described as follows:

All of the East 1/2 of that certain tract or parcel of land being 8.14 acres of the John Lick Survey, A-652 in Cass County, Texas, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference as though set forth at length.

**ACTIVE MILITARY SERVICE NOTICE**

**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.**

WITNESS MY HAND this January 18, 2018.

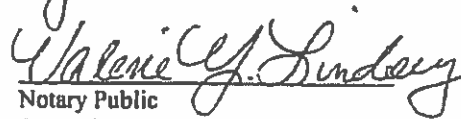
  
Robert S. McGinnis, Jr.  
Substitute Trustee

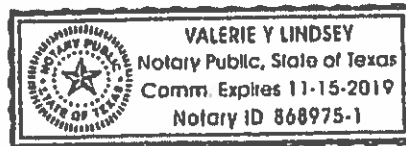
STATE OF TEXAS    )(

COUNTY OF BOWIE   )(

BEFORE ME, the undersigned authority, on this day personally appeared Robert S. McGinnis, Jr., known to me to be the person whose name appears on the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS my hand and official seal this January 18 2018.

  
Valerie Y. Lindsey  
Notary Public  
State of Texas



**EXHIBIT "A"**

All of the East 1/2 of that certain tract or parcel of land being 8.14 acres of the John Lick Survey, A-652 in Cass County, Texas and described as follows:  
**BEGINNING** at an iron rod in the North line of FM Road #995, at the Southeast corner of the old original O'Farrell Cemetery for the Southwest corner of this described tract;

**THENCE:** N 0° 03' 47" West along fence 272.58 feet to an iron rod;

**THENCE:** S 87° 20' East along fence 110.2 feet to an iron rod;

**THENCE:** N 10° 58' East along East line of said cemetery 210 feet to an iron rod for the most Northerly Northwest corner;

**THENCE:** S 79° 39' East along the South line of original Creamer tract 366.1 feet to a concrete monument;

**THENCE:** S 79° 00' 52" East along fence 3'5.55 feet to a concrete monument for Northeast corner a Sweet Gum Snag marked "X" bears N 62° 30' West 4.5 feet;

**THENCE:** S 6° 17' 41" West along fence 454.08 feet to an iron pipe for Southeast corner in the North line of FM Road #995;

**THENCE:** With the North line of FM Road #995, the following courses and distances N 82° 12' West, 433 feet; N 81° 02' West, 263.6 feet to a concrete monument; and N 86° 32' 15" West, 86.43 feet to the Place of Beginning, being the same tract of land conveyed by Georgia Ann Lummus to J E Lummus by Deed dated 3/30/1909, recorded in Volume 514, Page 75, Deed Records, Cass County, Texas, to which reference is here made for all purposes.

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**LESS AND EXCEPT:**

All that certain parcel or tract of land being out of the John Hamilton 4.07 acre tract of the John Lick Survey, A-652, Cass County, Texas

**COMMENCING** at an iron pin in the North line of FM Road #995 at the Southeast corner of the old original O'Farrell Cemetery;

**THENCE:** S 86° 32' 15" East for 86.43 feet;

**THENCE:** S 81° 02' East for 263.6 feet;

**THENCE:** S 82° 12' East for 52 feet to the Place of Beginning;

**THENCE:** N 6° 17' 44" East for 467 feet,

**THENCE: S 79° East for 93 feet;**

**THENCE: S 6° 17' 41" West for 463 feet;**

**THENCE: N 82° 12' West for 93 feet to the Place of Beginning and containing 1.0 acre of land, more or less.**