

Notice of Substitute Trustee's Sale

Date: August 22, 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 18, 2019, in the amount of \$170,000.00.

Deed of Trust

Date: August 18, 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. 2019003598 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): October 3, 2023

Time of Sale: 10:00 a.m.

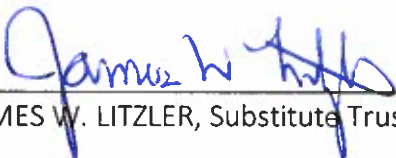
Place of Sale: The North Entrance of the Cass County Courthouse located on Houston Street, Linden, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

2023 AUG 25 AM 8:59  
RECD FOR RECORD  
AMY L. VARNELL  
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.

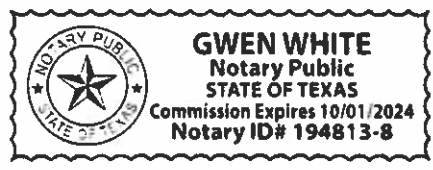
  
\_\_\_\_\_  
JAMES W. LITZLER, Substitute Trustee

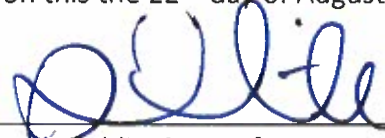
ACKNOWLEDGMENT

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 22<sup>nd</sup> day of August 2023



  
\_\_\_\_\_  
Notary Public, State of Texas

TRACT I:

EXHIBIT "A"

All that certain 0.721 acre tract of land in the Jessie M. C. Paxton Survey, A-830, in Cass County, Texas. Being the East part of Lot Numbered Four (4) and all of Lot Numbered Five (5) in Block No. 1 of the M.H. Brown Lake Shore Acres Subdivision as recorded in Vol. 1, Page 182 of the Plat Records of Cass County, Texas, and being all of Tract III and the East part of Tract II as conveyed to Donna J. Anglin by Warranty Deed recorded in Vol. 653, Page 366 of Deed Records of Cass County, Texas. Said 0.721 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" Rebar set in the South line of Co. Rd. #3560, the North line of said Tract II for the Northwest corner of this described tract,

THENCE S 89 deg 47' 05" E, at 44.47' pass a ¾" Rebar (Bent) 1 83' Lt contiuing a total distance of 152 56' to a ¾" Rebar found at a conc Mkr in south line, for the Northwest corner of Lot Numbered Six (6) of Block No. 1, the Northeast corner of Lot Numbered Five (5) of said Block, the Northeast corner of this described tract,

THENCE S 07 deg 50' 09" E, 215.37" , along a chain link fence to a ¾" Rebar found at a Conc Mkr in a North line of the U S Corps of Engineers Tract, for the Southwest corner of said Lot Numbered Six (6), the Southeast corner of said Lot Numbered Five (5), the Southeast corner of this described tract,

THENCE N 89 deg 28' 05" W, at 100 50' pass a found 1 ¼" I Pipe (Bent) 2 43' Lt, continuing a total distance of 142 86' along said North line to a ½" Rebar set in the South line of said Tract II for the Southwest corner of this described tract,

THENCE N 10 deg 24' 51 W, 216.17' along a new line to the point of beginning, and containing 0.721 acre of land, more or less.

TRACT II:

ALL THAT CERTAIN LOT OR PARCEL OF LAND KNOWN AS LOTS 6 AND 7 IN BLOCK 1 OF THE MARVIN H. BROWN SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF SAME RECORDED IN VOL. 1, PAGE 182, OF THE PLAT RECORDS OF CASS COUNTY, TEXAS, SAID SUBDIVISION BEING PART OF THE JESSE M PAXTON SURVEY A-830, IN CASS COUNTY, TEXAS, ALL OF WHICH LAND IS TAKEN OUT OF THE TRACT DESCRIBED IN THE DEED FROM VD GLASS ETAL TO MARVIN H BROWN ETUX DATED APRIL 8, 1940 AND RECORDED IN VOL F-8, PAGE 312, DEED RECORDS, CASS COUNTY, TEXAS, TO WHICH DEED AND RECORD REFERENCED IS HERE MADE FOR ALL PURPOSES.

TRACT III:

All that certain lot or parcel of land lying and being situated in the Jessie M.C. Paxton Survey, Abstract No. 830, in Cass County, Texas, and being part of the 125-acre tract described in Deed from V.D. Glass et ux, to Marvin H. Brown et ux, dated April 8, 1940, and recorded in Volume F-8, Page 312, of the Deed Records of Cass County, Texas, and being all of Lot No. 8, in Block No. 1, of the MARVIN H. BROWN SUBDIVISION, as the same appears on the Plat of said Subdivision in Voume 1, Page 182, of the Plat Records of Cass County, Texas to which Plat reference is here made for all purposes;

LESS and EXCEPT that certain strip of land off the West end of the above described lot as reserved in the Deed from L.D. Reagan et ux, to Carl J. Stephens et ux, dated July 11, 1968, and recorded in Volume 506, Page 3, of the Deed Records of Cass County, Texas, to which reference is here made from all purposes; said strip of land being 7½ feet wide at the North end of said lot and 2 feet wide at the South end of said lot

TRACT IV:

All that property described in Instrument # 2015004339, Official Public Records, Cass County, Texas, located at 121 County Road 3560, City of Queen City, State of Texas: M.H. Brown Subdivision, Block 1, Lot 8-A, 259 AC