

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

## NOTICE OF FORECLOSURE SALE

("Deed of Trust"):

Dated: September 22, 2017  
Grantor: STACEY NICOLE DANIELS, a single woman  
Trustee: Amanda Whatley Lafferty  
Lender: DAVID AND JULIA WOODRUFF  
Recorded in: Instrument No. 2017003748, of the Official Public Records of Cass County, Texas

AMY L. YARRHILL  
CASS COUNTY CLERK

2020 MAY 28 PM 1:10

FILED FOR RECORD

### Legal Description:

Being all that certain 12.00 acre tract or parcel of land being a part of a called 34.498 acre tract situated in the Elial H. Smith Survey, Abstract No. 956, Cass County, Texas, and being a part of the same property as described in a Deed of Trust, dated March 10, 2000, and recorded in Volume 1105, Page 586, of the Real Property Records of Cass County, Texas, Donald Dewayne Payne and Lisa Payne, Debtors, conveyed to Billy I. Crutchfield, as Trustee, and being more fully described by metes and bounds as follows:

BEGINNING AT: at a 5/8 inch iron rod being S 01° 11' 27" W, 413.93 feet from the Northeast corner of said called 34.498 acre tract for the Northeast corner of this tract; same being the Southeast corner of a 6.00 acre tract;

THENCE: S 01° 24' 25" W, 112.96 feet with an old fence and the East boundary line of said 34.498 acre tract to a 5/8 inch iron rod for an angle point, and continuing on with said East line S 00° 16' 20" E, 298.44 feet to a 5/8 inch iron rod set for the Southeast corner of this tract;

THENCE: N 89° 20' 38" W, 1226.55 feet with a new line to a "T" post for a reference point and continuing on a total distance of 1246.55 feet to a railroad spike set for the Southwest corner of this tract;

THENCE: N 01° 20' 59" W, 424.95 feet with the center of County Road 4671 to a railroad spike set for the Northwest corner of this tract; same being the Southwest corner of said 6.00 acre tract;

THENCE: S 88° 44' 22" E, 20.0 feet to a "T" post set for reference, and continuing on with the South line of said 6.00 acre tract a total distance of 1258.14 feet to the Point of Beginning, and containing 12.00 acres of land, more or less.

ALSO, with the above described land, the 2008 Single Wide Mobile Home bearing Model No. H168032A, Serial #LH208TX0067, being 16X76, said mobile home being installed on a concrete slab foundation with underpinning, and being affixed to and being a part of the real estate.

Secures: Promissory ("Note") in the original principal amount of \$71,500.00, executed by Stacey Nicole Daniels, a single woman ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust

**Foreclosure Sale:**

**Date:** Tuesday, July 7, 2020

**Time:** The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

**Place:** North front door, Cass County Courthouse in Linden, Texas

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that David and Julia Woodruff's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, David and Julia Woodruff, the owners and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of David and Julia Woodruff's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with David and Julia Woodruff's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If David and Julia Woodruff passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

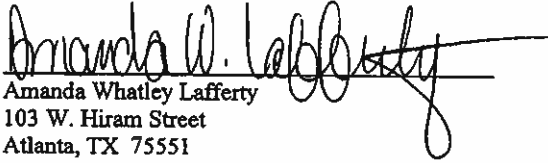
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by David and Julia Woodruff. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.

THIS INSTRUMENT APPOINTS THE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

  
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