

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

FILED FOR RECORD
2017 JUL -6 AM 11:34
JAMIE A. GRAND
CASS COUNTY CLERK

THE STATE OF TEXAS)
COUNTY OF CASS)

Notice is hereby given that whereas, on November 14, 1990, Leonard W. Mathews and wife, Sharon Mathews, executed a deed of trust to the State Director for Rural Development for the State of Texas and his successors in office as State Director or Acting State Director, Trustee, for the benefit of the United States of America, Beneficiary, as more fully shown by instrument recorded in Volume 884, Page 63, Real Property Records, Cass County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture, pursuant to the delegations of authority contained in the Federal Register, the contents of which publication are to be judicially noticed pursuant to Section 1507, Title 44, United States Code, did on May 30, 2017, appoint the undersigned as Substitute Trustee; and

WHEREAS, default has occurred in the payment of the promissory note described in said deed of trust and in the covenants contained in said deed of trust; and

WHEREAS, the Beneficiary, the United States of America, acting by and through the duly authorized representative of the Secretary of Agriculture, as aforesaid, has requested me to enforce this deed of trust;

NOW, THEREFORE, I hereby give notice that after the due publication of this notice as required by said deed of trust and the law, I will sell at public vendue to the highest bidder or bidders, for cash, at the North entrance of the Cass County Courthouse located on Houston Street, Linden, Cass County, Texas, in which county such property is situated, at 10:00 a.m., or within three hours thereafter, on the first Tuesday of August, being the 1st day of August, the following land located in said county and more particularly described as follows:

TRACT ONE:

All that certain 0.473 acre tract of land in the Jesse Walling Survey, Abstract 1068, in Cass County, Texas, being severed off a 3.0 acre tract of land described in Volume 510, page 603 of the Deed Records of Cass County, Texas. Said 0.473 acre tract of land being further described as follows:

BEGINNING at a 3/8" Iron Rod in the South line of County Road No. 2330 and the North line of original 3.0 acre tract for the Northeast corner of said 0.473 acre tract. Rod lying N 89° 19' W, 151.16 ft. from the Northeast corner of original 3.0 acre tract. Rod also lying N 89° 19' W, 848.12 ft. from the Northeast corner of the original Lucille Henderson 53.0 acre tract;
THENCE S 00° 41' W, 296.0 ft. to a 3/8" Iron Rod for the Southeast corner;

THENCE N 89 ° 19' W, 69.58 ft. to a 3/8" Iron Rod for the Southwest corner;
THENCE N 00° 41' E, 296.0 ft. to a 3/8" Iron in the South line of County Road No. 2330 for the Northwest corner;
THENCE S 89° 19' E, 69.58 ft. to the place of beginning, containing 0.473 acre of land.

TRACT TWO:

All that certain 0.50 acre tract of land in the Jesse Walling Survey, Abstract 1068, in Cass County, Texas, and being the East half of a certain 1.5 acre tract described in a Warranty Deed from William F. Bell et ux to Leon Talton et ux, and recorded in Volume 554, Page 503 of the Cass County Deed Records. Said 0.50 acre tract being further described as follows:

BEGINNING at a 3/8" Iron Rod in the South line of County Road No. 2330 and the North line of original 3.0 acre tract for the Northwest corner of said 0.50 acre tract. Rod lying S 89° 19' E, 147.16 ft. from the Northwest corner of original 3.0 acre tract. Rod also lying N 89° 19' W, 991.28 ft. from the Northeast corner of the original Lucille Henderson 53.0 acre tract;
THENCE S 89° 19' E, 73.58 ft. to a 3/8" Iron Rod for the Northeast corner of said 0.50 acre tract;
THENCE S 00 ° 41' W, 296.0 ft. to a 3/8" Iron Rod for the Southeast corner;
THENCE N 89° 19' W, 73.58 ft. to a 3/8" Iron Rod for the Southwest corner;
THENCE N 00° 41' E, 296.0 ft. to the place of beginning, containing 0.50 acre of land.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements.
2. Mineral reservation contained in a Warranty Deed from Lucile Henderson, et al. to William B. Bell, dated January 31, 1969, recorded in Volume 510 at Page 603 of the Deed Records of Cass County, Texas.
3. Unpaid ad valorem taxes.

EXECUTED this 6th day of July, 2017.

Jacki L. Brown

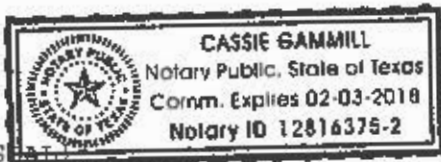
Jacki L. Brown
Substitute Trustee
1809 Ferguson Rd., Suite E
Mt. Pleasant, TX 75455
(903) 572-5411 ext. 4

ACKNOWLEDGMENT

THE STATE OF TEXAS)

COUNTY OF CASS)

This instrument was acknowledged before me on July 6,
2017, by Jacki L. Brown, as Substitute Trustee.



Cassie Gammill
Notary Public, State of Texas