

FILED FOR RECORD

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

2020 OCT 26 AM 9: 59

AMY L. VARNELL
CASS COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS }}{

COUNTY OF CASS }}{

On April 16, 2014, Matthew Ryan Dudley and wife, Kimberly Ann Dudley, as Grantor (whether one or more), executed a Deed of Trust conveying to Robert N. Buck, as Trustee, the real estate hereinafter described to secure Red River Employees Federal Credit Union in payment of debts therein described, said Deed of Trust being recorded at Instrument 2014002026, Official Public Records of Cass County, Texas.

By instrument dated October 20, 2020, 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, December 1, 2020, 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.

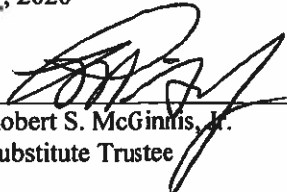
Said real estate is located in Cass County, Texas and is described as follows:

All that certain 1.00 acre tract of land situated in the R.F. WHITAKER SURVEY, A-1145, Cass County, Texas, being all of that called 1.00 acre tract recorded in Vol. 635, Page 25, of the Deed Records of Cass County, Texas, said 1.00 acre tract of land being more particularly described by metes and bounds 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 October 22, 2020


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 October 22 2020.

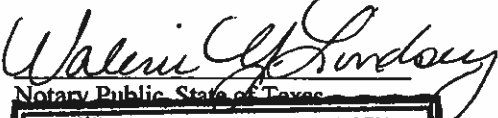
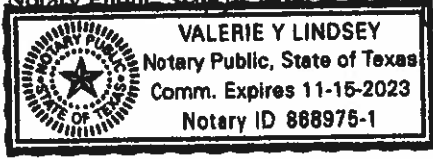

Notary Public, State of Texas

VALERIE Y LINDSEY
Notary Public, State of Texas
Comm. Expires 11-15-2023
Notary ID 868975-1

EXHIBIT "A"

All that certain 1.00 acre tract of land situated in the R. F. WHITAKER SURVEY, A-1145, Cass County, Texas, being all of that called 1.00 acre tract recorded in Vol. 635, Page 25, of the Deed Records of Cass County, Texas, said 1.00 acre tract of land being more particularly described by metes and bounds as follows: (Bearing Basis: 635/25)

Beginning at: A 60d nail set in the Centerline of Cass County Road No. 1134 for the Northeast corner of this tract and 635/25, also an angle corner of a tract for Mildred Spears;

Thence: S 01° 45' 00" W, 104.50 feet with said centerline to a 60d nail set for the Southeast corner of this tract and 635/25, also the Northeast corner of a tract in Vol. 620, Pg. 65;

Thence: S 87° 30' 00" W, passing at 15.9 feet a 1/2" iron rod set at a fence corner post for reference, continuing for a total distance of 418.00 feet with a fence and common boundary of 620/658 to a 1/2" iron rod set at a fence corner post for the Southwest corner of this tract;

Thence: N 01° 45' 00" E, 104.50 feet with a fence to a 3/4" iron pipe found at a fence corner post for the Northwest corner of this tract;

Thence: N 87° 30' 00" E, (Bearing Basis) with a fence, passing at 402.8 feet a 1/2" pipe found at a fence corner, continuing for a total distance of 418.00 feet with common boundary of Spears tract, to the Point of Beginning, containing 1.00 acre of land, more or less, as shown on Plat No. GR11-091C, by Randy Boyd Grubbs, RPLS No. 5153, dated October 18, 2011