

Notice of Substitute Trustee's Sale

Date: February 24, 2021

Trustee: Becky Garrett

Substitute Trustee: James W. Litzler

Substitute Trustee's Address: 1133 Mockingbird Lane
Sulphur Springs, Texas 75482

Lender: City National Bank of Sulphur Springs, successor by merger to Morris County National Bank

Lender's Address: 1133 Mockingbird Lane, Sulphur Springs, TX 75482

Note: Note dated December 7, 2016 in the amount of \$80,000.00.

Deed of Trust

Date: December 7, 2016

Grantor: David Michael Bolt

Lender: Cass County National Bank, a branch of The Morris County National Bank

Recording information:

Instrument No. 2016004825 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): April 6, 2021

Time of Sale: 10:00 a.m.


Place of Sale: The North door of courthouse of the Cass County Courthouse, Linden, Texas, or as the Commissioner's Court rules.

FILED FOR RECORD
2021 FEB 26 A 10:42
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.

Becky 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.



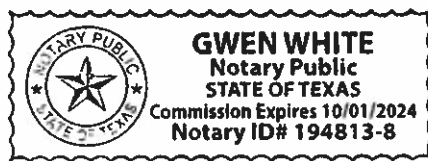
JAMES W. LITZLER, Substitute Trustee

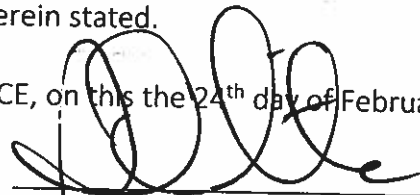
ACKNOWLEDGMENT

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 24th day of February, 2021.





Notary Public, State of Texas



All that certain lot or parcel of land lying and situated in the Jane Richie Survey, in Cass County, Texas, and on the East side of Leslie Lane in the City of Atlanta, Texas, being part of the tract conveyed by Mrs. W.J.L. Heath to Leslie Echols et ux, by Deed recorded in Volume A-8, Page 597, of the Deed Records of Cass County, Texas, and being Lot 5, in Block 3, of the extension of Kings Row Addition to the City of Atlanta, Texas, as made by Leslie Echols and wife, Carrie Echols, and as surveyed by P.J. Goudeau, Registered Public Surveyor, in April, 1961, and shown by the Plat of said extension and Addition appearing in Volume 1, of the Plat Records of Cass County, Texas, to which reference is here made for all purposes.