

COPY

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE 2024 AUG -9 AM 10: 06

DATE: August 11<sup>th</sup>, 2024

AMY L. VARNELL  
CASS COUNTY CLERK

**DEED OF TRUST**

**DATE:** March 31, 2017  
**GRANTOR:** Quintin Durst and wife, Autumn Durst  
**GRANTOR'S COUNTY:** Cass County, Texas  
**BENEFICIARY:** Boyce Whatley  
**TRUSTEE:** Jan Pritchard  
**SUBSTITUTE TRUSTEE:** Patricia H. Florence  
**SUBSTITUTE TRUSTEE'S ADDRESS:** 104 East Hoyt Dr., Longview, Tx 75601  
P.O. Box 1471, Longview, Tx 75606  
**RECORDING INFORMATION:** Clerk's Instrument Number 2017001238, Official  
Public Records, Cass County, Texas

**PROPERTY:**

179 CR 2231, Douglassville, Texas

All that certain 0.999 acre tract of land in the Jesse Walling Survey, A-1068 in Cass County, Texas. Being all of that same tract of land conveyed to Linda Graham by Warranty Deed recorded in Volume 594, Page 511 of the Deed Records of Cass County, Texas, said 0.999 acre tract of land is more particularly described by metes and bounds as follows:

BEGINNING at a 1" rebar set on the East side of County Road #2231 for the Southwest corner of a 1/2 acre tract of land conveyed to Thelma Howard by Warranty Deed recorded in Volume 909, Page 584, the Northwest corner of this described tract from which a 1/2" rebar set for reference bears S 85° 49' 00" E, 9.02';

THENCE: N 89° 59' 48" E (Basis of Bearing Solar Observation), 218.08' along a line to a 1/2" iron pipe found 1' West of an old fence, in the West line of a 25 acre tract of land conveyed to Levester Haskins by Warranty Deed recorded in Volume N-5, Page 6.148, for the Southeast corner of said Howard tract, the Northeast corner of this described tract;

THENCE: S 00° 00' 12" E, 199.49' along said fence to a 1/2" rebar set at a chain link fence corner post for the Northeast corner of a 1/2 acre tract of land conveyed to Diana L. Wilfong by Warranty Deed recorded in Volume 593, Page 862, the Southeast corner of this described tract;

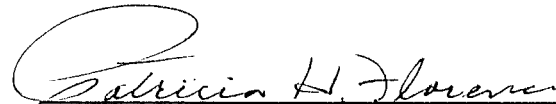
THENCE: S 89° 59' 48" W, 218.08' generally along a chain link fence to a 1/2" rebar set on the West side of County Road #2231 for the Southeast corner of said Wilfong tract, the Northeast corner of another 1/2 acre tract of land conveyed to Diana L. Wilfong by Warranty Deed recorded in Volume 594, Page 505, the Southwest corner of this described tract, from which a 1/2" rebar set for reference at the West end of said fence bears N 77° 57' 04" E, 11.90';

THENCE: N 00° 00' 12" W, 199.49' along a line to the Point of Beginning, containing 0.999 acre of land, more or less

**NOTE**

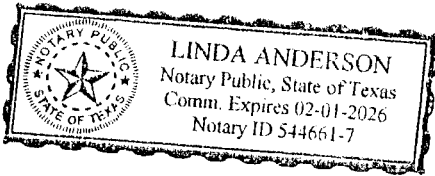
**DATE:** March 31, 2017  
**AMOUNT:** \$83,900.00  
**DEBTOR:** Quintin Durst and wife, Autumn Durst  
**HOLDER:** Boyce Whatley  
**DATE OF SALE OF PROPERTY:** September 3, 2024  
**EARLIEST TIME OF SALE OF PROPERTY:** 10:00 a.m.  
**PLACE OF SALE OF PROPERTY:** North entrance of Cass County Courthouse located on Houston Street, Linden, Texas

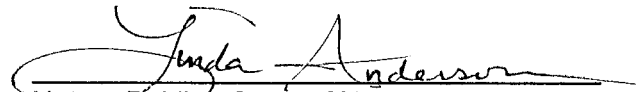
Because of default in performance of the obligations of the deed of trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.

  
Patricia H. Florence

STATE OF TEXAS §  
COUNTY OF GREGG §

This instrument was acknowledged before me this 17<sup>th</sup> day of August, 2024, by Patricia H. Florence.



  
Notary Public - State of Texas