

Notice of Substitute Trustee's Sale

Date: January 30, 2025

Trustee: Don Sapaugh

Substitute Trustee: James W. Litzler

Substitute Trustee's Address: 201 Connally
Sulphur Springs, Texas 75482

Lender: City National Bank of Sulphur Springs

Lender's Address: 201 Connally, Sulphur Springs, TX 75482

Note: Note dated March 13, 2024, in the amount of \$65,000.00.

Deed of Trust:

Date: March 13, 2024

Grantor: Michael Joseph Earnhart and wife, Dusty Lynne Earnhart

Lender: City National Bank of Sulphur Springs

Recording information:

Instrument #2024001403 Official Public Records of Cass County, Texas

Property:

See Exhibit "A" attached hereto and incorporated herein,

County: Cass County

Date of Sale (first Tuesday of month): March 4, 2025

Time of Sale: 10:00 a.m.

Place of Sale: North door of the Cass County Courthouse (the historic courthouse downtown,
NOT the Justice Center on Hwy 8)

AMY L. VARNELL
CASS COUNTY CLERK

2025 FEB -4 PM 9:08

FILED FOR RECORD

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.

Don Sapaugh 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.



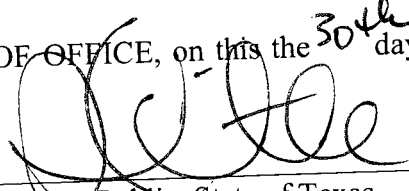
JAMES W. LITZLER, Substitute Trustee

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 ^{30th} day of January 2025.



Notary Public, State of Texas

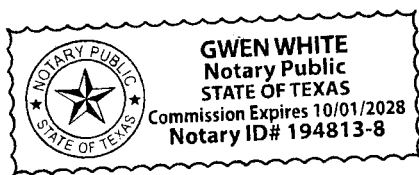


EXHIBIT "A"

Lots One (1), Two (2) and Three (3), Block Two (2) of CLEARVIEW HEIGHTS ADDITION, a subdivision in Cass County, Texas, according to the map or plat thereof recorded in Volume 1, Page 154 of the Plat Records of Cass County, Texas.