

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 12th day of November 2021, DANNY WADE POOLE A/K/A DANNY W. POOLE AND WIFE, CATHERINE LYNN POOLE A/K/A CATHERINE L. POOLE A/K/A LYNN POOLE, executed a Texas Home Equity Security Instrument conveying to CARLA DIXON, Trustee, the Real Estate hereinafter described, to secure EASTMAN CREDIT UNION in the payment of a debt therein described, said Texas Home Equity Security Instrument being recorded in County Clerk's File No. 2021005639, Official Public Records of Cass County, Texas; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Texas Home Equity Security Instrument; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 7th day of October, 2025, between 10:00 o'clock a.m. and 1:00 o'clock p.m., I will sell said Real Estate at the North entrance of the Cass County Courthouse located at 100 Houston Street, Linden, Texas 75563, or if the preceding area is no longer the designated area, then in the area designated by the Commissioners Court of Cass County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Cass, State of Texas:

Property described in Exhibit "A" attached hereto and made a part hereof.

WITNESS MY HAND this 19th day of August, 2025.



JAMES D. VANDEVENTER, Substitute Trustee
909 ESE Loop 323, Suite 400
Tyler, Texas 75701

AMY L. VARNELL
CASS COUNTY CLERK

2025 AUG 21 PM 1:16

FILED FOR RECORD

EXHIBIT "A"

All that certain 6.66 acre tract of land situated in the Charles Graham Survey, A-441, Cass County, Texas, being all of that called 6.58 acre tract described in Instrument No. 2007000293, Official Public Records of Cass County, Texas, said 6.66 acre tract of land being more particularly described by metes and bounds as follows: (Bearing Basis: UTM-Z15N-GPS)

Beginning at: A railroad spike found in Cass County Road No. 1459 for the Northwest corner of this tract, and Instrument No. 2007000293, also the most Westerly Southwest corner of Instrument No. 2016000889;

Thence: S 89° 53' 56" E, 468.00 feet (passing at 20.3 feet a 1/2" iron rod found at a fence corner post on the East side of Cass County Road No. 1459) with a fence and common boundary of 2016000889 to a 1/2" iron rod found on the West side of a cross tie fence corner post for the Northeast corner of this tract and Instrument No. 2007000293, also an angle corner of Instrument No. 2016000889;

Thence: S 04° 30' 07" E, 677.22 feet with a fence and common boundary of 2016000889 to a 3/8" iron rod found in the North line of a tract in Vol. 1084, Pg. 119, in the West base of a 30" Pin Oak marked "X" for the Southeast corner of this tract and Instrument No. 2007000293, also the Southwest corner of Instrument No. 2016000889;

Thence: Along and with an old fence and common boundary of Vol. 1084, Pg. 119 as follows: N 70° 08' 15" W, 121.74 feet, and N 78° 19' 41" W, 387.00 feet to a railroad spike found in Cass County Road No. 1459 for the Southwest corner of this tract, a 2" iron pipe fence corner post bears S 78° 20' E, 22.5 feet;

Thence: N 02° 50' 44" W, 556.98 feet with Cass County Road No. 1459 to the Point of Beginning, containing 6.66 acres of land, more or less.