

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: January 9th, 2026

DEED OF TRUST

DATE: January 30, 2023
GRANTOR: Nanci Rowland
GRANTOR'S COUNTY: Cass County, Texas
BENEFICIARY: CJD Holdings, LLC, a Texas Limited Liability Company
TRUSTEE: Christopher Duck
SUBSTITUTE TRUSTEE: Patricia H. Florence
SUBSTITUTE TRUSTEE'S ADDRESS: 104 East Hoyt Dr., Longview, Tx 75601
RECORDING INFORMATION: P.O. Box 1471, Longview, Tx 75606
Clerk's Instrument Number 2023000651, Official
Public Records, Cass County, Texas

PROPERTY

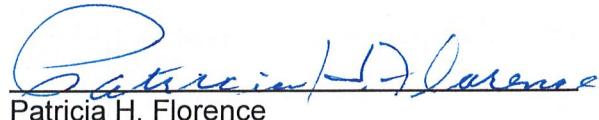
206 Pecan Street, Atlanta, Texas 75551

All that certain tract or parcel of land situated in the western part of the City of Atlanta, Texas, in the Jane Richie Survey, Cass County, Texas, being Lots No. 41 and 42 of Howe's First Addition to the City of Atlanta, Texas, as shown on the Plat of said addition recorded in Volume 1, Page 5, Plat Records, Cass County, Texas.

NOTE

DATE: January 30, 2023
AMOUNT: \$99,868.31
DEBTOR: Nanci Rowland
HOLDER: CJD Holdings, LLC, a Texas Limited Liability Company
DATE OF SALE OF PROPERTY: February 3, 2026
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

FILED FOR RECORD

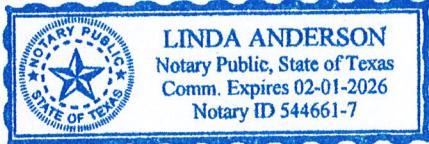
2026 JAN - 9 A 8:35

JANUARY 9, 2026
CASS COUNTY CLERK

STATE OF TEXAS §

COUNTY OF GREGG §

This instrument was acknowledged before me this 9th day of January, 2026, by
Patricia H. Florence.



Linda Anderson
Notary Public - State of Texas