

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DATE: January 9<sup>th</sup>, 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  
P.O. Box 1471, Longview, Tx 75606  
RECORDING INFORMATION: Clerk's Instrument Number 2023000651, Official  
Public Records, Cass County, Texas

**PROPERTY**

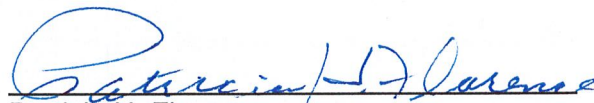
206 Pecan Street, Atlanta, Texas 75551

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

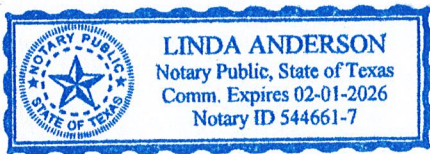
Because of default in performance of the obligations of the deed of trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above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

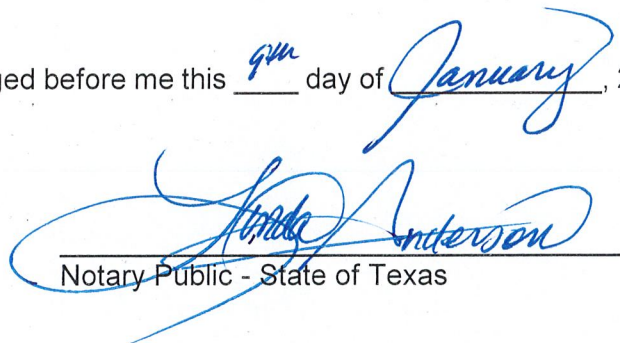
  
Patricia H. Florence

STATE OF TEXAS §

COUNTY OF GREGG §

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



  
Notary Public - State of Texas