

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

## NOTICE OF FORECLOSURE SALE

("Deed of Trust"):

Dated: June 19, 2018

Grantor: **KENYON D. WILLIAMS**

Trustee: James H. Verschoyle

Lender: **ALAN V. WILLIAMS and MARLENE W. WILLIAMS**

Recorded in: Volume 1164, Page 410 of the Real Property Records of Cass County, Texas

### Legal Description:

All that certain 3.186 acre tract of land situated in the Mary Johnson Survey, Abstract No. 571, Cass County, Texas, being a portion of that certain tract of land described as containing 71 acres of land by Deed of Trust recorded the 17th day of March, 1976, in Volume 146, Page 822, of the Deed of Trust Records of Cass County, Texas, and the 3.186 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the  $\frac{5}{8}$ " iron rod with cap (marked SCHAEFFER, RPLS #4644, typical) set on the centerline of County Road 4668 for the Northwest corner of the said 71 acre tract, being the Northeast corner of G. C. Williams 35.5 acre tract, being on the South boundary line of the L. C. King, et al 52.75 acre tract and being the Northwest corner hereof, and from which the  $\frac{1}{2}$ " iron pipe found for reference bears S 00° 00' 00" E, 25.00 feet;

THENCE along the centerline of the said road, being the North boundary line of the said 71 acre tract and the South boundary line of the said 52.75 acre tract, S 88° 02' 34" E, 385.42 feet to the  $\frac{5}{8}$ " iron rod with cap set on the centerline of the said road, being the Northeast corner hereof;

THENCE crossing the said 71 acre tract the following 4 (four) courses:

1. S 08° 15' 48" E, at a distance of 25.10 feet passing the  $\frac{5}{8}$ " iron rod with cap set for reference, a total distance of 219.06 feet to the  $\frac{5}{8}$ " iron rod set at a fence corner for the most easterly Southeast corner hereof;
2. N 88° 00' 08" W, 143.88 feet to the  $\frac{5}{8}$ " iron rod with cap set at a fence corner for an interior corner hereof;
3. S 06° 10' 44" E, 181.86 feet to the  $\frac{5}{8}$ " iron rod with cap set at a fence corner for the most southerly Southeast corner hereof;
4. N 89° 54' 33" W, 292.47 feet to the  $\frac{5}{8}$ " iron rod set on the West boundary line of the said 71 acre tract, being the East boundary line of the said 35.5 acre tract and being the Southwest corner hereof and from which the  $\frac{5}{8}$ " iron rod found for the Southwest corner of the said 71 acre tract bears S 00° 00' 00" E, 1011.51 feet;

THENCE along the West boundary line of the said 71 acre tract, being the East boundary line of the said 35.5 acre tract, N 00° 00' 00" E, at a distance of 380.28 feet passing the  $\frac{1}{2}$ " iron pipe found for reference, a total distance of 405.28 feet to the Point of Beginning, containing 3.186 acres of land.

Secures: Promissory ("Note") in the original principal amount of \$127,458.14, executed by Kenyon D. Williams (Borrower) and payable to the order of Lender and all other indebtedness of Borrower to Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust

Substitute Trustee: **AMANDA WHATLEY LAFFERTY**

Substitute Trustee's Address: 103 W. Hiram Street, Atlanta, TX, 75551

Foreclosure Sale:

Date: Tuesday, September 4, 2018

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: North front door, Cass County Courthouse in Linden, Texas

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that the heirs of Alan V. Williams and Marlene W. Williams's bid may be credited against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, the heirs of Alan V. Williams and Marlene W. Williams, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of the heirs of Alan V. Williams and Marlene W. Williams's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the heirs of Alan V. Williams and Marlene W. Williams's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

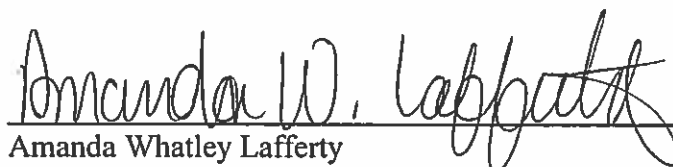
If the heirs of Alan V. Williams and Marlene W. Williams passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by the heirs of Alan V. Williams and Marlene W. Williams. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**



Amanda Whatley Lafferty  
103 W. Hiram Street  
Atlanta, TX 75551  
Telephone (903) 796-2801  
Telecopier (903) 796-5531