

FILED

NOTICE OF TRUSTEE'S SALE

2019 SEP -5 AM 10: 54

THE STATE OF TEXAS §
 §
COUNTY OF HOWARD §

BRENT ZITTELHOFF
COUNTY CLERK HOWARD COUNTY 09-0519

BY DEPUTY Angelique Sabiner

Rodney Dale-Sargent is hereby notified that on Tuesday, October 1, 2019 between the hours of 10:00 a.m and 1:00 p.m. at the courthouse door located at the front entrance of the Howard County Courthouse located at 300 Main Street in the City of Big Spring, County of Howard, State of Texas, the undersigned will sell at public auction to the highest bidder for cash the real property described on Exhibit A to this Notice of Trustee's Sale. The earliest time that the sale will begin is 10:00 a.m. on October 1, 2019.

This sale will be made to satisfy the debt evidenced by the following loan documents (the "Loan Documents"):

1. Promissory Note dated September 22, 2017 in the original principal amount of \$39,455.35, executed by Rodney Dale-Sargent and payable to the order of Community National Bank.
2. Deed of Trust dated May 15, 2007, executed by Rodney Dale-Sargent, as Grantor, and Marshall S. Louder, as Trustee for the benefit of Community National Bank; and describing the property on Schedule A to this Notice of Trustee's Sale located in Howard County, Texas.

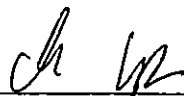
Payment of the obligations evidenced by the Loan Documents is secured by and pursuant to the power of sale conferred in the Deed of Trust dated May 15, 2007. The Deed of Trust was executed by Rodney Dale-Sargent, as Grantor, to Marshall S. Louder, as Trustee, for the benefit of Community National Bank, and was recorded on June 4, 2007 as Document No. 00003358 in Howard County, Texas, and more particularly described on Exhibit A. Community National Bank has requested me, the undersigned, to enforce this trust by selling the real property because Rodney Dale-Sargent is in default in payment of the obligations described in the Deed of Trust.

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 MILITARY DUTY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

The maturity of Rodney Dale-Sargent's indebtedness to Community National Bank has been accelerated and the entire unpaid principal and accrued but unpaid interest due under the Loan Documents is now due and payable. As of September 4, 2019, Rodney Dale-Sargent owes Community National Bank the sum of \$16,659.83, consisting of the unpaid principal balance and accrued but unpaid interest. Per diem interest accrues at the rate of \$3.60 per day. Community National Bank, as the beneficiary of the Deed of Trust, appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated September 4, 2019. As Substitute trustee, I am invested with and succeed to all the powers and duties give to the original trustee.

Dated: September 4, 2019

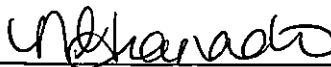


Alan Kaup, Substitute Trustee
Community National Bank
401 W. Texas
Midland, Texas 79761
Telephone: (432) 262-1743

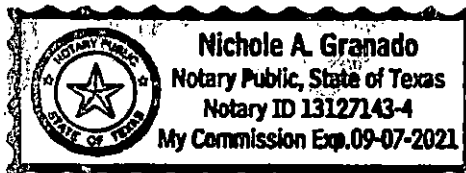
STATE OF TEXAS §
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COUNTY OF MIDLAND §

BEFORE ME, the undersigned authority, on this day personally appeared Alan Kaup, in his capacity as 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.

GIVEN UNDER MY HAND and seal of office this the 4th day of September, 2019.



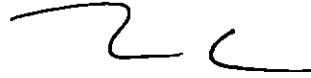
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS



CERTIFICATE OF SERVICE

THIS IS TO CERTIFY that a true and correct copy of the above and foregoing *Notice of Trustee's Sale* was, on this the 4 day September, 2019, mailed via Certified Mail - Return Receipt Requested, postage pre-paid, to the following party:

Rodney Dale-Sargent
4669 Esther
San Diego, CA 92115



MICHAEL G. KELLY