

# Notice of Foreclosure Sale

**Date:** June 11, 2019  
**Type of Security Instrument:** Deed of Trust  
**Date of Instrument:** 08/07/1998  
**Grantor(s):** Minnie Merl Collins  
**Trustee:** Kevin Odonnell  
**Beneficiary:** Norwest Financial Texas, Inc.

**County of Property:** Cass

**Recording Information:** Deed of Trust, Assignment and Security Agreement is recorded in Index No., Volume 1062, Page 775, of the Real Property Records of Cass County, Texas.

**Property Description:** All that certain 0.8131 acre tract of land in the Edward W. Stallcup Survey, Abstract 996, Cass County, Texas. Being all of the same tract of land described as 1.0 acre in Volume 600, page 800, Cass County Deed Records. See Addendum "A" (a.k.a. "421 CR 2339, Marietta, TX 75566")

**Note:**

**Date of Note:** 08/07/1998  
**Amount:** \$18,027.24  
**Debtor(s):** Minnie Merl Collins  
**Holder:** Anson Financial, Inc.

**Date of Sale of Property:** July 2, 2019

**Earliest Time of Sale of Property:**

The sale shall begin no earlier than 10:00:00 AM and no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

**Place of Sale of Property:** East Steps of Courthouse or place designated by the County Commissioners Court

Because of default in the performance of the obligations of the Deed of Trust, the (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 and within three hours after that time.

  
Aaron Vrana, Substitute Trustee  
62 Main St., Suite 310  
Colleyville, Texas 76034  
(817) 756-5910 Phone  
(817) 485-1117 Fax  
Email: [aaron@vranalegal.com](mailto:aaron@vranalegal.com)

FILED FOR RECORD  
2019 JUN 11 PM 3:12  
AMY L. VARNELL  
CASS COUNTY CLERK

ADDENDUM "A"

All that certain 0.8131 acre tract of land in the Edward W. Stallcup Survey, Abstract 996, Cass County, Texas. Being all of the same tract of land described as 1.0 acre in Volume 600, page 800, Cass County Deed Records. Being more particularly described as follows:

**BEGINNING AT:** A 3/8" re-bar in the West line of the Stallcup Survey and in the center line of County Road 2340 for the Northwest corner of said 0.8131 acre tract. Re-bar also the Northwest corner of original called 1.0 acre tract and lying South 410.0 ft. from the most North Northwest corner of the Stallcup Survey (scaled).

**THENCE:** Along Survey line and old fence, South, 312.77 ft. to a 3/8" re-bar for the Southwest corner and old 20" Red Oak bears East 3.0 ft.;

**THENCE:** Along existing occupational boundary, North: 69° 15' 59" E, 242.16 ft. to a 3/8" re-bar in center line of County Road for the most Eastern corner;

**THENCE:** Along center line of County Road 2340, N 44° 55' 49" W, 441.78 ft. to the PLACE OF BEGINNING, containing 0.8131 acres of land, more or less.