



Prepared by:
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Texarkana, Texas 75503

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

NOTICE OF RESCHEDULED SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

COUNTY OF CASS

Red River Employees Federal Credit Union, 4405 Summerhill Road, Texarkana, Texas 75503, states that NOBLE E. YEAGER did execute the following Deed of Trust conveying to Robert N. Buck, as Trustee, the real estate herein described to secure Red River Employees Federal Credit Union in payment of the debts therein described, said Deed of Trust being as follows:

Deed of Trust dated March 18, 2016, recorded under Document No. 2016001071 in the Official Public Records of Cass County, Texas.

Default has occurred in the payment of said indebtedness and same is now wholly due and the owner and holder of said debt has requested the undersigned, as Substitute Trustee, to sell said property pursuant to the terms and provisions of the above-referenced Deed of Trust.

NOTICE IS HEREBY GIVEN that on Tuesday, June 2, 2020 (rather than May 5, 2020, as previously scheduled), at 10:00 o'clock a.m. (or within three hours thereafter), I will sell said real estate at the North door of the County Courthouse in Linden, Cass County, Texas, to the highest bidder for cash, binding the present obligor to warrant and forever defend the title to said property, and making no further warranty.

Said real estate is located and described as follows:

All that certain 3.7431 acre tract of land in the CASS COUNTY SCHOOL LAND SURVEY, A-170, Cass County, Texas, being part of the called 16 acre tract of land conveyed from R. L. Caldwell, et ux, to Eddie L. Yeager et ux, by Warranty Deed recorded in Volume 554, Page 737, Deed Records of Cass County, Texas, said

3.7431 acre tract being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod for the Northeast corner of this tract, the Southeast corner of a called 1.00 acre tract conveyed to Mark Anthony Hilton and Christy Leigh Hilton, recorded in Volume 1164, Page 41, of said Deed Records, and the West line of a called 11.33 acre tract conveyed to Marion G. Hunt, et ux, recorded in Volume 579, Page 789 of said Deed Records;

THENCE South 00 degrees 27 minutes 14 seconds West, bearing basis, with the East line of this tract and the West line of said 11.33 acre tract, passing a found 5/8 inch iron rod at 462.82 feet and continuing a total distance of 482.82 feet to a found railroad spike in CR 3884, the Southeast corner of this tract and the North line of a called 13.035 acre tract conveyed to Roger D. Duhon et ux, recorded in Volume 617, Page 95, as First Tract of said Deed Records;

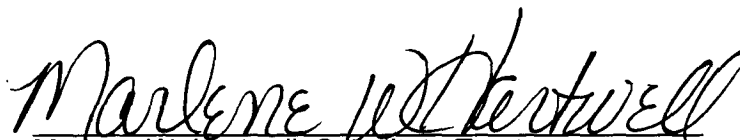
THENCE South 89 degrees 35 minutes 27 seconds West, 336.13 feet to a set railroad spike for the Southwest corner of this tract, in the North Boundary Line of a called 13.035 acre tract conveyed to Roger D. Duhon et ux, recorded in Volume 617, Page 95, as Second Tract, and the Southeast corner of a called 15.405 acre tract conveyed to Edward F. Williamson et ux, recorded in Volume 643, Page 384, of said Deed Records;

THENCE North 00 degrees 28 minutes 42 seconds East, passing a found 1/2 inch iron rod at 14.31' minutes and 1.66' right and continuing a total distance of 487.81 feet to a set 5/8 inch iron rod for the Northwest corner of this tract, the Southwest corner of a 10.9555 acre tract recorded as Instrument No. 2013001619 of the Official Public Records of said County, and the West line of said 15.405 acre tract;

THENCE South 89 degrees 31 minutes 38 seconds East, 167.98 feet to a found 5/8 inch rod for an angle point and the Southwest corner of said 1.00 acre tract;

THENCE South 89 degrees 35 minutes 12 seconds East, 167.92 feet to the Point of Beginning, containing 3.7431 acres of land, more or less.

WITNESS MY HAND this 5th day of May, 2020.



Marlene W. Hartwell, Substitute Trustee
for Red River Employees Federal Credit Union

Lender

STATE OF TEXAS

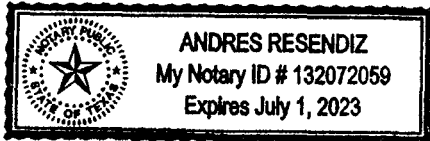
COUNTY OF BOWIE

BEFORE ME, the undersigned authority, in and for said County and State, on this day personally appeared Marlene W. Hartwell, Substitute Trustee,

known to me
 proven to me on oath of _____
 proven to me through _____

to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8 day of May, 2020.



[Handwritten Signature]

NOTARY PUBLIC, State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Handwritten Signature]

Amy L. Varnell, County Clerk
Cass County, Texas

May 11, 2020 09:58:22 AM

FEE: \$34.00 **2020001934**