

Notice of Substitute Trustee's Sale

Date: December 27, 2019
Substitute Trustee: Kyle B. Davis
Trustee: John R. Roundtree
Mortgagee: Texana Bank, N.A.
Note: Note dated June 10, 2008, in the amount of \$27,500.00

FILED FOR RECORD
2019 DEC 27 AM 9:09
AMY L. VARNELL
CASS COUNTY CLERK

Deed of Trust

Date: June 10, 2008
Grantor: Edward E. Rolls
Mortgagee: Texana Bank, N.A.

Recording information: Lien retained in Deed of Trust dated June 10, 2008, executed by Edward E. Rolls to John R. Roundtree, Trustee, and recorded on June 12, 2008, in Instrument No. 2008003235 of the Real Property Records of Cass County, Texas, securing the payment of that certain Promissory Note of even date therewith in the original principal amount of \$27,500.00, and modified and extended in Modification and Extension Agreement dated June 25, 2013, effective June 10, 2013 recorded in Instrument No. 2013003410 of the Official Public Records of Cass County, Texas.

Property:

All that certain lot, tract or parcel of land situated in Cass County Texas being a part of the K. A. Welborn Headright Survey described as follows:
Beginning at the SEC of Isaac Craven's 2 acre tract of land as shown in deed from Mollie Cole et vir to Isaac Craven et ux dated the 20th day of November, 1948 recorded in Vol. 252, page 58, Deed Records, Cass County Texas, a stake for corner;
Thence NORTH along the EBL of same, 260 feet a stake for the NEC of said 2 acre tract;
Thence WEST along the NBL of said 2 acre tract, 105 feet a stake for corner;
Thence SOUTH 260 feet a stake in the SBL of said 2 acre tract;
Thence EAST along the SBL of said 2 acre tract, 105 feet to the place of beginning, containing ¾ acres of land, more or less.

County: Cass
Trustee's/Substitute Trustee's Name: Kyle B. Davis

Trustee's/Substitute Trustee's Address: P.O. Box 1221
New Boston, Texas 75501

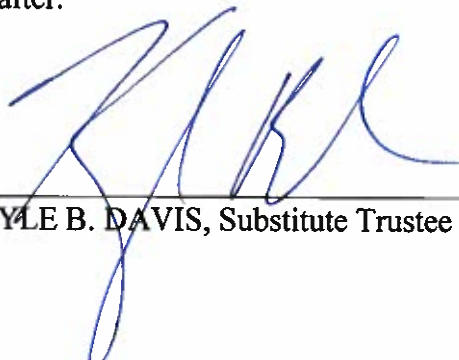
Date of Sale (first Tuesday of month): February 4, 2020

Time of Sale: Not earlier than 10:00 a.m. and not later than 1:00 p.m.

Place of Sale: At the front (North) Entrance of the Cass County Courthouse, Atlanta, Bowie County, Texas

Mortgagee has appointed KYLE B. DAVIS as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter.



KYLE B. DAVIS, Substitute Trustee