

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.**

State of Texas            )  
  )  
County of Cass            )

WHEREAS, by Deed of Trust, dated March 6, 2013, Brian Champion conveyed to Ronda L. Waters, as Trustee(s), the property situated in Cass County, Texas, commonly known as 909 Crestview Drive, Atlanta , Texas 75551, to-wit:

All that certain 0.603 acre tract of land in the City of Atlanta, Jane Richey Survey, A-877 in Cass County, Texas. Being a part of lot numbered Four (4) and all of lot numbered Fifteen (15) in Block 2 of the Cedar Crest Addition as recorded in Cabinet A, Slide 244 of the Plat Records and also being all of Tract No. 1 and Tract No.2 conveyed to Steven D. Champion, et ux by Warranty Deed with Vendor's lien recorded in Volume 1150, Page 755 of the Real Property Records of Cass County, Texas, said 0.603 (Erroneously stated at 0.0603) acre tract of land is described by metes and bounds as follows:

BEGINNING at a 3/4" Rebar set in the South line of Crestview Dr. (North) for the Northeast corner of a tract of land, used and occupied by Ronda L. Culp, being the Northeast corner of the West 12' of Lot 4, the North Northwest corner of this described tract, from which a found 1/2" Rebar bears N 46 Deg. 29' 23" W, 10.44; THENCE: N 89 Deg 51' 49" E (Bearing Basis Solar Observation), 93.00' along said South line to a 3/4" Rebar set for the Northwest corner of Lot numbered Five (5). The Northeast corner of Lot 4, the North Northeast corner of this described tract; THENCE: S 00 Deg 41' 57" W, 135.26' along a line to a 3/8" Rebar found at a board fence corner post, in the North line of Lot 15 for the Southwest corner of Lot 5, the Southeast corner of Lot 4, an interior corner of this described tract; THENCE: N 89 Deg. 01' 30" E, 12.61' along a board fence to a 3/4" Rebar set at a board fence corner post for the Northwest corner of lot numbered Fourteen (14), the Northeast corner of Lot 15, the East Northeast corner of this described tract; THENCE: S 00 Deg. 37' 25" W, 132.16' along a board fence and line to a 3/4" Rebar set in the North line of Crestview Drive (South) for the Southwest corner of Lot 14, the Southeast corner of Lot 15 and this described tract;

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A. L. SNELL  
CASS COUNTY CLERK

THENCE: N 88 Deg. 51' 17" W, 105.00' along said North line to a 3/4" Rebar set for the Southeast corner of Lot numbered Sixteen (16), the Southwest corner of Lot 15 and of this described tract;

THENCE: N 00 Deg. 30' 03" E, 131.83' along a line and chainlink fence to a 5/8" iron rod found for the Northeast corner of Lot 16, the Northwest corner of Lot 15, the West Northwest corner of this described tract;

THENCE: S 88 Deg. 46' 24" E, 0.63' along a line to a point of the Southeast corner of said Culp tract and of said West 12' an interior corner of this described tract, from which a 5/8" iron rod found for reference bears S 00 Deg. 17' 31" W, 0.19';

THENCE: N 00 Deg. 17' 31" E, 133.50' along a board fence and line to the POINT OF BEGINNING containing 0.603 acres of land, more or less

(hereinafter referred to as the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$78,000.00, executed by Brian Champion and made payable to Domino Federal Credit Union (hereinafter referred to as the "Note"), which Deed of Trust is recorded as Instrument No. 2013001073, in the Real Property Records of Cass County, Texas (hereinafter referred to as the "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Joy L. Waters, Trustee(s) in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note and the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 5th day of January, 2021, at the earliest at 10:00 a.m. or within three hours after that time at the north door of the Cass County Courthouse, 100 E. Houston St., Linden, Texas or as otherwise designated by the County Commissioner's Court of Cass County, Texas, Sharon H. Sjostrom, Anna Williams Adamo,

Tom Duke, or Randy Roberts will begin to sell, for cash, the Property to the highest bidder. Said sale will occur between the earliest time to begin the sale as specified above and 4:00 o'clock p.m.

SIGNED this 10<sup>th</sup> day of December, 2020.

*Sharon H. Sjostr*

Sharon H. Sjostr, Anna Williams Adamo,  
Tom Duke, or Randy Roberts  
Substitute Trustee  
Blalack & Williams, P.C.  
4851 LBJ Freeway, Suite 750  
Dallas, TX 75244  
214/630-1916; 214/630-1112 (fax)

SWORN TO AND SUBSCRIBED BEFORE ME, the undersigned authority, on this the 10<sup>th</sup> day of December, 2020, to certify which witness my hand and seal of office.



*Kathryn McKee*  
Notary Public in and for the State of Texas  
My Commission Expires: 9/8/2021