

PREPARED AND SENT BY: Robert S. McGinnis, Jr.
4102 Summerhill Road
Texarkana, Texas 75503
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FILED FOR RECORD
2023 JAN -9 AM 10:24
AMY L. VARNELL
CASS COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS }}
COUNTY OF CASS }}

On May 3, 2013, Jennifer Myers aka Jennifer L. Myers, as Grantor (whether one or more), executed a Deed of Trust conveying to Kirk L. Lee, as Trustee, the real estate hereinafter described to secure Guaranty Bond Bank, N.A. now known as Guaranty Bank & Trust, N.A. in payment of debts therein described, said Deed of Trust being recorded at Instrument 2013002338, Official Public Records of Cass County, Texas. State Bank of DeKalb, assignee of Guaranty Bank & Trust, N.A., is the owner and holder of the debt and beneficiary of the Deed of Trust.

By instrument dated January 4, 2023, the Trustee was removed and Robert S. McGinnis, Jr. was appointed Substitute Trustee in the place and stead of the original Trustee, and was requested and authorized to sell the real estate described in said Deed of Trust to satisfy the debts.

Default has occurred in the payment of said debts and the same are now wholly due, and the owner and holder of said debts has requested the undersigned to sell said property to satisfy said debts.

NOTICE IS HEREBY GIVEN that on Tuesday, February 7, 2023, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m., local time, I will sell the real estate described in said Deed of Trust at the north entrance of the County Courthouse located on Houston Street, Linden, Cass County, Texas, as designated by the Cass County Commissioner's Court, said entrance being the north entrance, to the highest bidder for cash, binding the present obligors to warrant and forever defend the title to said property and making no further warranty. **The sale will begin at 10:00 a.m. local time or within three hours after that time.**

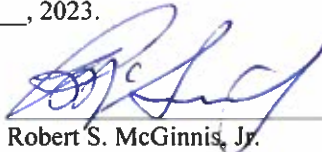
NOTICE IS FURTHER GIVEN that the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, and at the purchaser's own risk making no further warranty. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Said real estate is located in Cass County, Texas and is described as follows:
All that certain 9.950 Acres in the Evan Watson Survey, Abstract No. 1077, Cass County, Texas and being all that First Tract and Second Tract described in Deed of Trust Recorded in Volume 173, Page 157, Deed of Trust Records, Cass County, Texas, and the 9.950 acres being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein by reference as though set forth at length.

ACTIVE MILITARY SERVICE NOTICE

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.

WITNESS MY HAND this January 5, 2023.



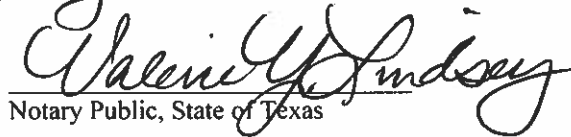
Robert S. McGinnis, Jr.
Substitute Trustee

STATE OF TEXAS)(

COUNTY OF BOWIE)(

BEFORE ME, the undersigned authority, on this day personally appeared Robert S. McGinnis, Jr., known to me to be the person whose name appears on the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS my hand and official seal this January 5, 2023.


Notary Public, State of Texas

EXHIBIT

A

DESCRIPTION:

ALL THAT CERTAIN 9.950 ACRES IN THE EVAN WATSON SURVEY, ABSTRACT NO. 1077, CASS COUNTY, TEXAS AND BEING ALL THAT FIRST TRACT AND SECOND TRACT DESCRIBED IN DEED OF TRUST RECORDED IN VOLUME 173, PAGE 157, DEED OF TRUST RECORDS. CASS COUNTY, TEXAS AND THE 9.950 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT: 1/4" iron rod found in old red painted East boundary called 71.71 acres (Tract #5, Volume 455, Page 11, Deed Records) at Southeast corner called 7.58 acres (Volume 594, Page 779, Deed Records) and Northeast corner Second Tract for Northeast corner;

THENCE: S 01° 39' 00" E, 909.57 feet with old red painted East boundary called 71.71 acres to "T" post found in creek at Southeast corner First Tract and Northeast corner called 5 acres (Volume 826, Page 143, Real Property Records) for Southeast corner:

THENCE: S 89° 58' 52" W, with common marked boundary passing 1/2" iron rod set for reference at 525.69 feet, and continuing in all 560.69 feet to 1/2" iron rod set on West side County Road No. 1349 and in West boundary called 71.71 acres at Southwest corner First Tract and Northwest corner called 5 acres for Southwest corner;

THENCE: N 08° 51' 19" E, 920.00 feet with West side of said county road and West boundary called 71.71 acres to 1" iron pipe found at Southwest corner called 7.58 acres and Northwest corner Second Tract for Northwest corner;

THENCE: N 89° 56' 59" E, with common marked boundary, passing 1/2" iron rod found for reference at 30.00 feet, and continuing in all 392.87 feet to the PLACE OF BEGINNING and containing 9.950 acres of land, more or less.