

## **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on the 6<sup>th</sup> day of January 2020, JESSICA DARLENE JACOBS, AN UNMARRIED WOMAN, executed a Deed of Trust conveying to A. DWYATT BELL, Trustee, the Real Estate hereinafter described, to secure TEXAS HERITAGE NATIONAL BANK in the payment of a debt therein described, said Deed of Trust being recorded in County Clerk's File No. 2020000154, Official Public Records of Cass County, Texas; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 7<sup>th</sup> day of October, 2025, between 10:00 o'clock a.m. and 1:00 o'clock p.m., I will sell said Real Estate at the North entrance of the Cass County Courthouse located at 100 Houston Street, Linden, Texas 75563, or if the preceding area is no longer the designated area, then in the area designated by the Commissioners Court of Cass County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Cass, State of Texas:

Property described in Exhibit "A" attached hereto and made a part hereof.

WITNESS MY HAND this 12<sup>th</sup> day of September, 2025.

  
\_\_\_\_\_  
JAMES D. VANDEVENTER, Substitute Trustee  
909 ESE Loop 323, Suite 400  
Tyler, Texas 75701

FILED FOR RECORD  
2025 SEP 12 PM 1:57  
AMY L. VARNELL  
CASS COUNTY CLERK

## Exhibit "A"

### Tract 1

### 72.905 ACRES

All that certain tract or parcel containing 72.905 acres of land in the A. C. Renfro Survey, A-900, Cass County Texas, being all of a tract which was called 70.00 acre, sixth Tract, conveyed from Mrs. Bettie Poole to Jack David Poole, et al, by an instrument of record in Volume 591, Page 423, Cass County Deed Records (CCDR), said 72.905 acres being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, North Central Zone, to wit:

BEGINNING at a 1/2" iron rod found for northwest corner, being the northwest corner of said 70.00 acre tract and northeast corner of a tract which was called 219.82 acres, conveyed from Jessica Darlene Duncan to James Douglas Jacobs, et ux, by an instrument of record in Clerks File #2005-39787, Cass County Official Public Records (CCOPR), lying in the south line of a tract which was called 176.60 acre, Parcel 161, Tract IV, conveyed from Timberstar Texarkana I, LP, to MWF IV Texarkana, LLC, (MWF IV Texarkana, LLC) by an instrument of record in Clerks File #2017000219, CCOPR, from which a 4" iron pipe filled with concrete found for southwest corner of said 176.60 acre tract and northwest corner of said 219.82 acre tract bears: S88°37'11"W, 2,271.91 feet.

THENCE N87°50'29"E, 626.95 feet along the common line of said 70.00 acre tract and said 176.60 acre tract to a 4" iron pipe filled with concrete found for a northeast corner, being a northeast corner of said 70.00 acre tract and southeast corner of said 176.60 acre tract, lying in the west line of a tract which was called 179.39 acre, Parcel 161, Tract III (MWF IV Texarkana, LLC);

THENCE S01°43'53"E, 225.67 feet along the common line of said 70.00 acre tract and said 179.39 acre tract to a 5/8" iron rod set for interior corner, being an interior corner of said 70.00 acre tract and southwest corner of said 179.39 acre tract;

THENCE N88°16'27"E, 2,023.75 feet continuing along said common line to a 1/2" iron pipe found for northeast corner, being the northeast corner of said 70.00 acre tract, lying in the west line of a tract which was called 97.89 acres, conveyed from James E. Watson, et ux, to Paul W. Caudle, et ux, by an instrument of record in Clerks File #2007000408, CCOPR,

THENCE S02°11'35"E, 1,629.51 feet along the east line of said 70.00 acre tract to a 1/2" iron rod found for southeast corner, being the southeast corner of said 70.00 acre tract and northeast corner of said 219.82 acre tract, from which a 1/2" iron rod found for reference on the north line of County Road 1579 bears: S02°07'36"E, 316.44 feet;

THENCE S88°11'53"W, 1,055.52 feet along the common line of said 70.00 acre tract and said 219.82 acre tract to a 1/2" iron rod found for a southwest corner, being a southwest corner of said 70.00 acre tract and interior corner of said 219.82 acre tract;

THENCE N02°07'49"W, 813.38 feet continuing along said common line to a 3/4" iron rod found for an exterior corner, being an interior corner of said 70.00 acre tract and a northeast corner of said 219.82 acre tract,

THENCE S88°16'27"W, 1,619.32 feet continuing along said common line to a 1/2" iron rod found for a southwest corner, being a southwest corner of said 70.00 acre tract and interior corner of said 219.82 acre tract,

THENCE N00°48'36"W, 1,038.57 feet continuing along said common line to the PLACE OF BEGINNING, containing 72.905 acres of land, more or less. A certified plat has been prepared under the same job number as a part of this professional service.

## Tract Two Easement

All that certain tract or parcel containing 0.148 acre of land in the A. C. Renfro Survey, A-900, Cass County, Texas, being a portion of a tract which was called 219.82 acres conveyed from Jessica Darlene Duncan to James Douglas Jacobs, et ux, by an instrument of record in Clerks File #2005-39787, Cass County Official Public Records (CCOPR) said 0.148 acre being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, North Central Zone, to wit:

BEGINNING at a 1/2" iron rod found for northeast corner, being the northeast corner of said 219.82 acre tract and southeast corner of a tract which was called 70.00 acres, conveyed from Mrs. Bettie Poole to Jack David Poole, et al, by an instrument of record in Volume 591, Page 423, Cass County Deed Records (CCDR);

THENCE S02°08'49"E, 316.42 feet along the east line of said 219.82 acre tract to a 1/2" iron rod found for southeast corner, lying in the north line of County Road 1579;

THENCE S81°46'52"W, 20.80 feet crossing said 219.82 acre tract along the north line of said County Road 1579 to a point for southwest corner;

THENCE departing County Road 1579, N02°01'26"W, 318.74 feet continuing across said 219.82 acre tract to a point for northwest corner, lying in the north line of said 219.82 acre tract and south line of said 70.00 acre tract, from which a 1/2" iron rod found for an interior corner of said 219.82 acre tract and a southwest corner for said 72.905 acre tract S88°11'53"W 1,035.52 feet;

THENCE N88°11'53"E, 20.00 feet along the common line of said 219.82 acre tract and said 70.00 acre tract to the PLACE OF BEGINNING, containing 0.148 acre of land, more or less. A certified plat has been prepared under the same job number as a part of this professional service.