

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD

**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.**

JAN 11 11:33 AM '82  
JAMES A. GRAND  
CLERK  
CASS COUNTY

THE STATE OF TEXAS )  
COUNTY OF CASS )

Notice is hereby given that whereas, on January 8, 1982, Angelia T. Jackson, executed a deed of trust to the State Director of the Farmers Home Administration for the State of Texas and his successors in office as State Director or Acting State Director, Trustee, for the benefit of the United States of America, Beneficiary, as more fully shown by instrument recorded in Volume 181, Page 566, Deed of Trust Records of Cass County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture, pursuant to the delegations of authority contained in the Federal Register, the contents of which publication are to be judicially noticed pursuant to

Section 1507, Title 44, United States Code, did on 5-18,  
2017, appoint the undersigned as Substitute Trustee; and

WHEREAS, default has occurred in the payment of the promissory note described in said deed of trust and in the covenants contained in said deed of trust; and

WHEREAS, the Beneficiary, the United States of America, acting by and through the duly authorized representative of the Secretary of Agriculture, as aforesaid, has requested me to enforce this deed of trust;

NOW, THEREFORE, I hereby give notice that after the due publication of this notice as required by said deed of trust and the law, I will sell at public vendue to the highest bidder or bidders, for cash, at the north entrance of the Cass County Courthouse located on Houston Street, in Linden, Cass County, Texas, in which county such property is situated, at 10:00 a.m., or within three hours thereafter, on the first Tuesday of August, being the 1st day of August 2017, the following land located in said county and more particularly described as follows:

All that certain Lot or parcel of land situated in the Jane Ritchie Survey, in Cass County, Texas, on the South side of Armstrong Street in the City of Atlanta, Texas, and being the West 20 feet of Lot 20 and all of lot 19 in Block 1 of the Mount of Blessings Addition to the City of Atlanta, Texas, as shown on the official Plat of said Addition in Volume 2, Page 65 of the Plat Records of Cass County, Texas.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Plat of Mount Blessings Addition to the City of Atlanta, Cass County, Texas, dated July 21, 1969, recorded in Volume 2, Page 65, Plat Records of Cass County, Texas.
2. Subject to Restrictions concerning lots of Mount Blessings Addition dated August 11, 1969, recorded in Volume 515, Page 405, Deed Records of Cass County, Texas.
3. Unpaid ad valorem taxes.

EXECUTED this 6th day of July, 2017.

Jacki L. Brown

Jacki L. Brown  
Substitute Trustee  
1809 W. Ferguson Road, Suite E  
Mt. Pleasant, TX 75455  
(903) 572-5411 ext. 4

ACKNOWLEDGMENT

THE STATE OF TEXAS )

COUNTY OF CASS )

This instrument was acknowledged before me on July 6,  
2017, by Jacki L. Brown, as Substitute Trustee.



Sherry B. Cooney  
Notary Public, State of Texas