

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 the 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.

FILED FOR RECORD
JUL 11 1987
CASS COUNTY, TEXAS

THE STATE OF TEXAS)
COUNTY OF CASS)

Notice is hereby given that whereas, on July 8, 1987, Deborah A. Lawson, 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 804, Page 324, Real Property 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

May 30, 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, 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 0.800-acre tract of land situated in the Dickson Dyer Survey, A- 256, Cass County, Texas, and being part of the 34.794-acre tract of land conveyed from Bessie W. McDonald Lawrence and husband, Frank Lawrence, to W. M. Kennedy and L. F. Allday, III, by Warranty Deed dated January 21, 1977, recorded in Vol. 592, Page 653, Deed Records, Cass County, Texas, said 0.800-acre tract of land being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the North line of the county road for the Southeast corner of this tract and being 339.50' North and 717.32' West from the Southeast corner of the said Dickson Dyer Survey, and the Southeast corner of the said 34.794-acre tract;
THENCE North 89 deg. 45' 10" West with said North line 142.06' to a 5/8" iron rod found for the Southwest corner of this tract;

THENCE North 00 deg. 14' 50" East perpendicular to said county road 221.77' to a 5/8" iron rod found for the Northwest corner of this tract;

THENCE North 71 deg. 55' 15" East 149.65' to a 5/8" iron rod found for the Northeast corner of this tract;

THENCE South 00 deg. 14' 50" West parallel to the West line of this tract 268.83' to the point of beginning, containing 0.800 acre of land, more or less.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements.

2. All prior mineral conveyances and/or reservations of record in the Deed Records of Cass County, Texas.

3. Oil, gas and mineral lease dated September 11, 1984, recorded in Volume 732, Page 614, Deed Records, Cass County, Texas.

4. Unpaid ad valorem taxes.

EXECUTED this 6th day of July, 2017.

Jacki L. Brown

Jacki L. Brown
Substitute Trustee
1809 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