

PREPARED AND SENT BY: Robert S. McGinnis, Jr.  
4102 Summerhill Road  
Texarkana, Texas 75503  
903/798-1717

FILED FOR RECORD  
2018 JAN 22 AM 8:33  
AMY L. YARNELL  
CASS COUNTY CLERK

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS            ){  
COUNTY OF CASS         ){

On July 10, 2012, Dekori Okey Lawson, as Grantor (whether one or more), executed a Correction Deed of Trust conveying to John R. Rountree, as Trustee, the real estate hereinafter described to secure Texana Bank, N.A., in payment of debts therein described, said Deed of Trust being recorded at Instrument 2012003826, Real Property Records of Cass County, Texas.

By instrument dated January 10, 2018, 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, March 6, 2018, 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 0.35 acre tract of land in the James Bateman Survey, A-107, Cass County, Texas, and being in the City of Linden. Said 0.35 acre tract being all of the land described and recorded in Volume 610, Page 267, Cass County Deed Records, and the remaining portion of the land described and recorded in Volume 261, Page 609, Cass County Deed Records. Said 0.35 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin set at the Northwest corner of the said 19.778 acre tract of land for the Northwest corner of this tract of land. Said iron pin being set in the South right-of-way line of Farm Road No. 1841;

THENCE: at a 3/8" galvanized pipe found on the West side of Kaufman Street for the Northeast corner of a called 0.7367 acre tract described and recorded in Volume 914, Page 131, Cass County Deed Records, and the Southeast corner of this tract;

THENCE: West (record bearing source: deed recorded in Volume 914, Page 131, Cass County Deed Records), along the North line of said called 0.7367 acre tract, 147.19 feet to a 1/2" rebar with cap set for the Southwest corner of this tract;

THENCE: N 00° 15' 28" W, 114.37 feet to a 1/2" rebar with cap set in the South line of Banger Street for the Northwest corner of this tract;

THENCE: S 89° 51' 26" East along the South line of Banger Street, 121.00 feet to a 1/2" rebar with cap set in the South line of Banger Street and the West line of Kaufman Street for the Northeast corner of this tract;

THENCE: S 13° 10' 31" East along the West line of Kaufman Street, 117.16 feet to the Place of Beginning, containing 0.35 acres of land, more or less.

**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 17, 2018.

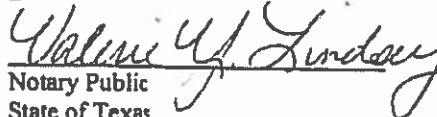
  
Robert S. McGinnis, Jr.  
Substitute Trustee

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 17, 2018.

  
Valerie Y. Lindsey  
Notary Public  
State of Texas

