

**Notice of Substitute Trustee's Sale**

FILED FOR RECORD  
HOPKINS COUNTY, TEXAS

2019 AUG 27 P 4: 46

TRACY SMITH  
COUNTY CLERK

BY Suzanne Ramirez DEPUTY

**Date:** August 27, 2019

**Trustee:** Sabrina Ramirez

**Substitute Trustee:** James W. Litzler

**Substitute Trustee's Address:** 430 Church Street  
Sulphur Springs, Texas 75482

**Lender:** City National Bank of Sulphur Springs

**Lender Address:** P.O. Box 495, Sulphur Springs, TX 75483

**Note:** Adjustable Rate Note dated October 6, 2008 between Richard J. White and Karen White, Borrower, and City National Bank of Sulphur Springs, Lender in the amount of \$64,000.00 and Loan Assumption Agreement dated July 19, 2013 between Johnny L. Bryant, Borrower and City National Bank of Sulphur Springs, Lender.

**Correction Deed of Trust**

**Date:** October 6, 2008

**Grantor:** Richard J. White and Karen White, husband and wife

**Mortgagee:** City National Bank of Sulphur Springs

**Recording information:**

Volume 680, Page 529 Official Public Records of Hopkins County, Texas.

**Property:**

See Exhibit "A" attached hereto.

**County:** Hopkins

**Date of Sale (first Tuesday of month):** October 1, 2019

**Time of Sale:** 10:00 a.m.

**Place of Sale:** Southwest entrance to first floor of the Hopkins County Courthouse in Sulphur Springs, Texas, or as the Commissioner's Court rules.

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.

Sabrina Ramirez is Trustee under the Correction Deed of Trust. Mortgagee has appointed James W. Litzler as Substitute Trustee under the Correction Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter.

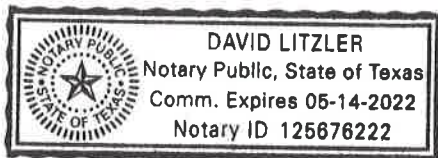
  
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JAMES W. LITZLER, Substitute Trustee

**ACKNOWLEDGMENT**

STATE OF TEXAS       §  
COUNTY OF HOPKINS   §

BEFORE ME, the undersigned authority, on this day personally appeared JAMES W. LITZLER, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 27<sup>th</sup> day of August, 2019.



  
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Notary Public, State of Texas

**EXHIBIT "A"**

Being a 8.365 acre lot, tract or parcel of land situated in the Nacogdoches University Survey, A-693, Hopkins County, Texas and being part of a called 9.204 acre tract described in a deed from Troy J. Gay to J. C. Littrell Jr., and wife, Susie Littrell as recorded in Vol. 324, Page 378, Hopkins County Deed Records, and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod set at the Northwest corner of said 9.204 acre tract on the South line of a called 11.086 acre tract, described in a deed to Harrington as recorded in Vol. 164, Page 710, H.C.R.P.R., and at the Northern Northeast corner of a called 50.66 acre tract described in a deed to Plaxco as recorded in Vol. 363, Page 310 H.C.D.R. for corner;

**THENCE** South 89 deg. 41 min. 00 sec. East, along the North line of said 9.204 acre tract and the South line of said Harrington tract, a distance of 938.85 feet to a 1/2-inch iron pipe found for angle corner;

**THENCE** North 59 deg. 58 min. 11 sec. East, along the common line of said 9.204 acre tract and said Harrington tract, a distance of 68.66 feet to a 1/2-inch iron pipe found on the Southwest line of Highway No. 11 and the Northeast corner of said 9.204 acre tract and the Southeast corner of said Harrington tract for corner;

**THENCE** South 52 deg. 24 min. 49 sec. East, along the Northeast line of said 9.204 acre tract and the Southwest line of said highway, a distance of 34.26 feet to a 1/2-inch iron rod set for corner;

**THENCE** South 42 deg. 23 min. 02 sec. West, a distance of 87.60 feet to a 1/2-inch iron rod set for angle corner;

**THENCE** South 33 deg. 11 min. 27 sec. West, a distance of 167.54 feet to a 1/2-inch iron rod set for an inside corner;

**THENCE** South 56 deg. 25 min. 02 sec. East, a distance of 102.17 feet to a 1/2-inch iron rod set on the Southeast line of said 9.204 acre tract and on the Northwest line of a called 1 acre tract described in a deed to Dickey as recorded in Vol. 365, Page 215, H.C.D.R. for corner;

**THENCE** South 40 deg. 17 min. 13 sec. West, along the Southeast line of said 9.204 acre tract and the Northwest line of said Dickey tract, a distance of 184.15 feet to a 1/2-inch iron rod set on the South line of aforesaid 9.204 acre tract at the West corner of said Dickey tract and on the Southern North line of said Plaxco tract for corner;

**THENCE** South 89 deg. 49 min. 22 sec. West, along the South line of said 9.204 acre tract and the Southern North line of said Plaxco tract, a distance of 846.69 feet to a 1/2-inch iron rod set at the Southwest corner of said 9.204 acre tract and at an inside corner of said Plaxco tract for corner;

**THENCE** North 00 deg. 51 min. 52 sec. East, along the West line of said 9.204 acre tract and the Western East line of said Plaxco tract, a distance of 396.28 feet to the point of beginning, containing 8.365 acres of land, more or less.