

Notice of Substitute Trustee's Sale

FILED FOR RECORD
HOPKINS COUNTY, TEXAS

Date: October 3, 2019

2019 OCT -3 P 3:45

Trustee: Ronald G. Wyatt

TRACY SMITH
COUNTY CLERK
By *Tracy Smith* DEPUTY

Substitute Trustee: James W. Litzler

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

Mortgagee: City National Bank of Sulphur Springs

Mortgagee Address: 201 Connally Street, P.O. Box 495, Sulphur Springs, TX 75483

Note: Texas Home Equity Real Estate Note dated August 16, 2004 in the amount of \$101,835.78.

Texas Home Equity Deed of Trust

Date: August 16, 2004

Grantor: Gary Lynn Yates and Louise Marie Yates, As Joint Tenants

Mortgagee: City National Bank of Sulphur Springs

Recording information:

Volume 497 Page 0722 Official Public Records of Hopkins County, Texas.

Property:

All that certain lot, tract or parcel of land situated about 3 ½ miles East of the public square of the City of Sulphur Springs, being part of the SANTOS COY SURVEY, ABST. NO. 146, Hopkins County, Texas and described as follows, to-wit:

BEING LOT NO. ONE (1) AND LOT NO. TWO (2), BLOCK 2 of the SIXTH SECTION to LAKE HIGHLANDS ADDITION to the City of Sulphur Springs, as per plat of said addition of record in Vol. 5, Page 19, Map Records, Hopkins County, Texas.

BEING the same land described in a deed from Otis Wayne Caldwell and wife, Brenda Teer Caldwell to Gary Lynn Yates and wife, Louise M. Yates, dated 4-15-1993, recorded in Vol. 153, Page 226, Real Property Records, Hopkins County, Texas.

County: Hopkins

Date of Sale (first Tuesday of month): November 5, 2019

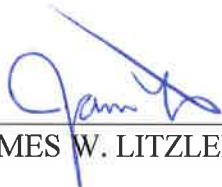
Time of Sale: 10:00 a.m.

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.

Ronald G. Wyatt is Trustee under the Deed of Trust. Mortgagee has appointed James W. Litzler as Substitute Trustee under the 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.



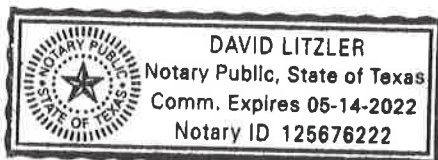
JAMES W. LITZLER, Substitute Trustee

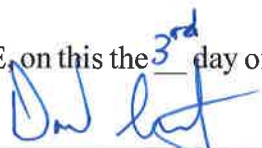
ACKNOWLEDGMENT

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 3rd day of October, 2019.





Notary Public, State of Texas