

Notice of Substitute Trustee's Sale

Date: July 28, 2020

Trustee: Jason Ray

Substitute Trustee: James W. Litzler

Substitute Trustee's Address: 1133 Mockingbird Lane
Sulphur Springs, Texas 75482

Lender: City National Bank of Sulphur Springs

Lender's Address: 1133 Mockingbird Lane, Sulphur Springs, TX 75482

Note: Note dated May 10, 2013 in the amount of \$44,000.00.

Deed of Trust

Date: May 10, 2013

Grantor: Lance Cates and Sharhonda Cates

Lender: City National Bank of Sulphur Springs

Recording information:

Document No. 2013-003955 Official Public Records of Van Zandt County, Texas.

Property:

See Exhibit "A" attached hereto and incorporated herein

County: Van Zandt

Date of Sale (first Tuesday of month): September 1, 2020

Time of Sale: 10:00 a.m.

Place of Sale: Steps on the north side of the Van Zandt County Courthouse in Canton, Texas, or as the Commissioner's Court rules.

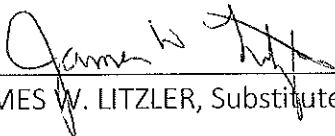
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY,

FILED FOR RECORD
2020 AUG -3 PM 1:23
CITY NATIONAL BANK OF SULPHUR SPRINGS

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.

Jason Ray is Trustee under the Deed of Trust. Lender has appointed James W. Litzler as Substitute Trustee under the Deed of Trust. Lender 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.



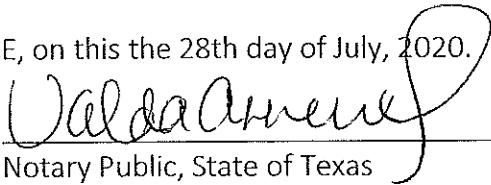
JAMES W. LITZLER, Substitute Trustee

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 28th day of July, 2020.



Notary Public, State of Texas

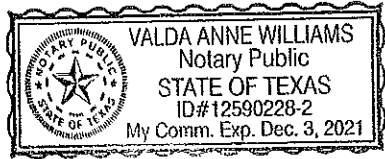


EXHIBIT "A"

All that certain lot, tract or parcel of land situated in Van Zandt County, Texas, and being all of Lot 10 and part of Lot 11, Block 8 of CALLENDAR LAKE ADDITION, Section 2, according to the plat recorded in Glide 92A of the Plat Records of Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING at a 60d nail found for the Southwest corner of said Lot 10;

THENCE North 04 degrees 35 minutes 13 seconds East, 150.04 feet to a ½ inch steel rod found for corner;

THENCE in a Southeasterly direction with a curve to the left, with the South right-of-way of Long Shadow Drive, said curve having a radius of 377.15 feet and a chord which bears South 85 degrees 59 minutes 20 seconds East 65.45 feet, for a length of 65.53 feet to a ½ inch steel rod found for corner;

THENCE North 89 degrees 02 minutes 00 seconds East, with the South right-of-way of Long Shadow Drive, 17.84 feet to a ½ inch steel rod found for corner;

THENCE South 01 degrees 53 minutes 17 seconds West (directional control line), 151.11 feet to a 3/8 inch steel rod found for corner;

THENCE North 86 degrees 20 minutes 58 seconds West, 90.33 feet to the Point of Beginning and containing 0.30 of an acre of land.

An actual on the ground survey of the above described property was prepared under the direction and supervision of DENNIS VOGT, R.P.L.S. #5248, dated May 3, 2013.