

APR 06 2026
TIME: 11:37am
COUNTY CLERK OFFICE

Notice of Substitute Trustee's Sale

Date: April 1, 2026

Trustee: Clay Harrison

Substitute Trustee: James W. Litzler

Substitute Trustee's Address: 201 Connally
Sulphur Springs, Texas 75482

Lender: City National Bank of Sulphur Springs, successor by merger to The
Morris County National Bank

Lender's Address: 201 Connally, Sulphur Springs, TX 75482

Note: Note dated January 29, 2015, in the amount of \$54,000.00.

Deed of Trust:

Date: January 29, 2015

Grantor: Tony Lee Cobb

Lender: City National Bank of Sulphur Springs, successor by merger to The Morris
County National Bank

Recording information:

Document No. 2015-000156, Vol. 501 Page 70 Official Public
Records of Morris County, Texas

Property:

See Exhibit "A" attached hereto and incorporated herein,

County: Morris County

Date of Sale (first Tuesday of month): May 5, 2026

Time of Sale: 10:00 a.m.

Place of Sale: In the hallway of the Morris County Courthouse located at 500 Broadnax St.,
Daingerfield, Texas 75638, or as designated by the County Commissioner's
Office or as designated by the County Commissioners Court.

Clay Harrison 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.



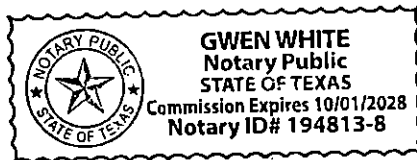
JAMES W. LITZLER, Substitute Trustee

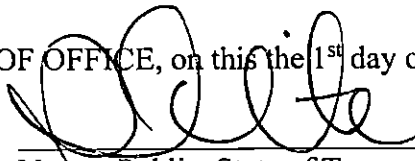
ACKNOWLEDGMENT

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 1st day of April 2026.





Notary Public, State of Texas

EXHIBIT "A"

Property (including any improvements) Subject to Lien:

All that certain tract or parcel of land situated in the County of Morris, State of Texas, being a portion of the W.D. Sallas Survey, Abstract No. 326, and also being a 0.660 acre tract out of that certain Second Tract conveyed by Noel Hawkins et ux to Otis Cobb et ux as recorded in Vol. 148, Page 422 of the Deed Records of said County and bounded as follows:

BEGINNING at an iron pin reset at fence corner in north right of way line of U.S. Highway No. 67 for most easterly corner of said Second Tract and most southerly corner of that certain 2.00 acre tract conveyed by Mrs. Burlee Bruebaker to Buster Elrod et ux as recorded in Vol. 135, Page 567 of said Deed Records;

THENCE South $48^{\circ} 32'$ West with said highway right of way line, 117.00 feet to an iron pin set for most southerly corner of this tract and most easterly corner of a 1.369 acre tract surveyed out;

THENCE North $47^{\circ} 07' 12''$ West with common line between this tract and said 1.369 acre tract, 240.97 feet to an iron pin set in north fence line of said Second Tract for most westerly corner of this tract and most northerly corner of 1.369 acre tract, said iron pin being in east line of that certain 6.419 acre tract conveyed by Industrial Lumber & Wood Products, Inc. to Dave Wilcox as recorded in Vol. 192, Page 255 of said Deed Records;

THENCE North $43^{\circ} 28'$ East with common line between said Second Tract and said Wilcox Tract and along fence 117.00 feet to a 1 inch iron pipe found at fence corner in South line of said Elrod 2.00 acre tract for most northerly corner of Second Tract and Interior corner of Wilcox Tract;

THENCE South $46^{\circ} 59' 30''$ East with common line between Second Tract and Elrod Tract, crossing a small pool and continuing along fence, and in all a total distance of 251.30 feet to the place of beginning, containing 0.660 acre of land, more or less.