

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 28th day of October 2011, MICHAEL H. DRAKE, executed a Deed of Trust conveying to A. DWYATT BELL, Trustee for TEXAS HERITAGE NATIONAL BANK, the Real Estate hereinafter described, said Deed of Trust being recorded in County Clerk's File No. 2011-001680, Official Public Records of Morris County, Texas; and

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WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 5th day of November, 2024, between 1:00 o'clock p.m. and 4:00 o'clock p.m., I will sell said Real Estate at the East door of the Courthouse, or if the preceding area is no longer the designated area, then in the area designated by the Commissioners Court of Morris County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Morris, State of Texas:

Property described in Exhibit "A" attached hereto and made a part hereof.

WITNESS MY HAND this 23rd day of September, 2024.



KEARBY R. DICKESON, Substitute Trustee
909 ESE Loop 323, Suite 400
Tyler, TX 75701

EXHIBIT "A"

Being a lot, tract, or parcel of land situated in the Isaac Campbell Survey, Abstract No. 327, and in the City of Omaha, Morris County, Texas, and being all of the remainder of that certain 1.9 acre tract of land, and being all of the remainder of that certain 2 1/2 acre tract of land, both conveyed from Dorothy Johnson to Frank Caldwell et ux, by Warranty Deed, as recorded in Volume 247, Page 47, Real Property Records, Morris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with a yellow plastic cap marked (D C & A INC) at the Northeast corner of the remainder of said 2 1/2 acre tract, and the Northwest corner of a 1.047 acre tract of land conveyed to Connye Dickey, by deed recorded in Volume 208, Page 439, Real Property Records, Morris County, Texas, said point lying in the South Right of Way line of U. S. Highway No. 67 - East Main Street, (88' R.O.W.), from said point, a 1/2 inch iron rod found with a yellow plastic cap marked (Hampton 3389) at the Northeast corner of said 1.047 acre tract, bears South 88 Degrees 52 Minutes 17 Seconds East, a distance of 118.57 feet;

Thence, South 05 Degrees 18 Minutes 43 Seconds West, (Reference Bearing), along the East line of the remainder of said 2 1/2 acre tract, and the West line of said 1.047 acre tract, a distance of 374.47 feet to a 1/2 inch iron rod set with a yellow plastic cap marked (D C & A INC) at the Southeast corner of the remainder of said 2 1/2 acre tract, and the Southwest corner of said 1.047 acre tract, said point lying in the North Right of Way line of St. Louis - Southwestern Railway Company, (100' R.O.W.);

Thence, North 79 Degrees 36 Minutes 13 Seconds West, along the South line of the remainder of said 2 1/2 acre tract, and the North Right of Way line of said St. Louis - Southwestern Railway Company, passing the Southwest corner of the remainder of said 2 1/2 acre tract, and the Southeast corner of the remainder of said 1.9 acre tract, and continuing the same course along the South line of the remainder of said 1.9 acre tract, and the North Right of Way line of said St. Louis - Southwestern Railway Company in all a total distance of 120.38 feet to a 1/2 inch iron rod set with a yellow plastic cap marked (D C & A INC) at the Southwest corner of the remainder of said 1.9 acre tract, and the Southeast corner of a 1.5 acre tract of land conveyed to Glean Griffith et al, by deed recorded in Volume 326, Page 695, Official Records, Morris County, Texas;

Thence, North 05 Degrees 09 Minutes 12 Seconds East, along the West line of the remainder of said 1.9 acre tract, and the East line of said 1.5 acre tract, a distance of 356.72 feet to a 1/2 inch iron rod set with a yellow plastic cap marked (D C & A INC) at the Northwest corner of the remainder of said 1.9 acre tract, and the Northeast corner of said 1.5 acre tract, said point lying in a curve to the left, with a radius of 5,769.58 feet, a delta angle of 01 Degree 12 Minutes 09 Seconds, the chord of which bears South 88 Degrees 02 Minutes 23 Seconds East, for a chord distance of 121.10 feet, and in the South Right of Way line of said U. S. Highway No. 67;

Thence, along the North line of the remainder of said 1.9 acre tract, the South Right of Way line of said U. S. Highway No. 67, and along the arc of said curve, passing the Northeast corner of the remainder of said 1.9 acre tract, and the Northwest corner of the remainder of said 2 1/2 acre tract, and continuing the same course along the North line of the remainder of said 2 1/2 acre tract, the South Right of Way line of said U. S. Highway No. 67, and along the arc of said curve for a total arc length of 121.10 feet to the POINT OF BEGINNING and CONTAINING 43,991 square feet or 1.01 acres of land, more or less.