

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Notice of Trustee's Sale

Date: August 3, 2020

Substitute Trustee: David Moorman or Devan Dawson

Substitute Trustee's Address: 1300 11th St. Ste. 405 Huntsville, Texas 77340

Mortgagee: First National Bank

Note: Note dated September 21, 2006 in the amount of \$216,250.00

Deed of Trust

Date: September 21, 2006

Grantor: Troy Whitehead and wife, Kristian Whitehead,

Mortgagee: First National Bank

Recording information: Volume 2008, Page 1910, Official Public Records of Houston County, Texas

Property:

Being 2.718 acres of land, out of and a part of the W.D. F. ADAMS SURVEY, Abstract No. 109, Houston County, Texas, and described by metes and bounds in Exhibit A attached hereto and made a part hereof for all purposes, and all goods that are or will be fixtures and that are or will be located on the Property, including, but not limited to, all building materials and equipment now or hereafter delivered to the Property and intended to be installed as a part of the improvements presently existing upon or to be constructed upon the Property.

County: Houston

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

Time of Sale: 10:00 a.m.

FILED
HOUSTON COUNTY
PROPERTY CLERK
2020 AUG -5 AM 10:23

Place of Sale: East side of the Houston County Courthouse

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.

Mortgagee has appointed David Moorman and Devan Dawson as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



David Moorman or Devan Dawson
1300 11th St. Ste. 405 Huntsville, Texas 77340

Field Notes for 2.718 Acres
 W.D.F. ADAMS SURVEY, A-109
 Houston County, Texas

2.718 acres out of and a part of the W.D.F. ADAMS SURVEY, A-109 in Houston County, Texas, and being out of and a part of the Winston Whitehead called 12.388 acres tract, recorded in Vol. 865, Page 655 of the Official Records of Houston County, Texas, which 2.718 acres more particularly described by metas and bounds as follows:

BEGINNING on a $\frac{1}{4}$ inch iron rod found for the West corner of this tract and the South corner of the now or formerly Larry Womack called 1.60 acres tract, recorded in Doc. No. 004270 of the Official Records of Houston County and being in the East line of the now or formerly Joe Sam Walker called 38.50 acres tract and also being the West, North West corner of the said Winston Whitehead original 12.388 acres tract;

THENCE N 46° 00' 00" E 397.17 feet to corner in the center of County Road No. 1650, same being the North corner of the said Winston Whitehead original called 12.388 acres tract, found $\frac{1}{4}$ inch iron rod for reference corner S 46° 00' 00" W 19.98 feet;

THENCE along with and near the center of said County Road as follows: S 46° 44' 33" E 148.85 feet, S 40° 53' 10" E 115.21 feet, and S 33° 25' 49" E 115.56 feet to corner in same, same being the North East line of the said original 12.388 acres tract, set $\frac{1}{4}$ inch iron rod for reference corner S 75° 29' 55" W 22.63 feet;

THENCE S 75° 29' 55" W 556.20 feet to a $\frac{1}{4}$ inch iron rod set for corner, same being in the West line of the said now or formerly Joe Sam Walker called 38.50 acres tract;

THENCE N 2° 02' 09" E 149.02 feet to the place of beginning and containing 2.718 acres of land more or less.

Surveyed August 2006.



EXHIBIT "A"