

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: November 26, 2019

Note: Promissory Note described as follows:

Date: May 30, 2018
Maker: Brandon H. Rowe and Christina R. Rowe
Payees: Roland E. Kane and Dolores L. Kane
Original Principal Amount: SIXTY SEVEN THOUSAND FIVE HUNDRED and NO/100 (\$67,500.00) DOLLARS

Deed of Trust: Deed of Trust described as follows:

Date: Effective date May 30, 2018
Grantors: Brandon H. Rowe and Christina R. Rowe
Trustee: Samuel P. Johnson
Beneficiaries (Lenders): Roland E. Kane and Dolores L. Kane
Recorded: Volume 1001, Page 0670, et seq, Official Records of Trinity County, Texas

Lenders: ROLAND E. KANE and DOLORES L. KANE

Borrowers: BRANDON H. ROWE and CHRISTINA R. ROWE

Property: The real property described as follows:

0.463 acre of land, more or less, in the G. W. Wilson Survey, A-628, in Trinity County, Texas, being described by metes, bounds and references in the Exhibit, marked "A", attached hereto and incorporated herein for all purposes.

Together with all improvements, easements, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

Substitute Trustee: JOE SCOTT EVANS

Substitute Trustee's Mailing Address: P.O. Drawer 310
Groveton, Texas 75845

Date and Time of Substitute Trustee's Sale of Property:

January 7, 2020, the first Tuesday of the month, to commence at 11:00 am, or within three (3) hours after that time.

Place of Substitute Trustee's Sale of Property:

The middle door of the south side of the Trinity County Courthouse located at 162 West 1st Street, Groveton, Texas.

RECITALS

Defaults have occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of these defaults, ROLAND E. KANE and DOLORES L. KANE, the owners and holders of the Note and the Deed of Trust lien have requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

FILED
at 10:45 o'clock *A* M

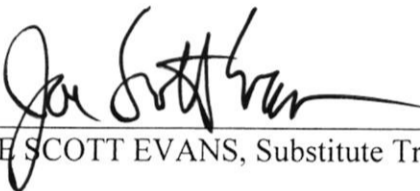
NOV 26 2019

SHASTA BERGMAN
COUNTY CLERK, TRINITY CO., TEXAS
Shasta Bergman Deputy

The Deed of Trust encumbers real property. Formal notice is now given of ROLAND E. KANE and DOLORES L. KANE's election to proceed against and sell the real property, and all improvements located thereon, described in the Deed of Trust consistent with their rights and remedies under the Deed of Trust and Texas Business and Commerce Code.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, JOE SCOTT EVANS as Substitute Trustee, or any other substitute trustee ROLAND E. KANE and DOLORES L. KANE may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of November 26, 2019.



JOE SCOTT EVANS, Substitute Trustee

BEING all that certain tract or parcel of land lying and situated in Trinity County, Texas, out of the G. W. WILSON SURVEY, ABSTRACT NO. 628 and being all that certain called 0.264 acre tract conveyed to Martin Grider in the document recorded in Volume 218 on Page 596 and all the residue of that certain called 7/100 acre tract-TRACT I, a called 13/100 acre tract-TRACT II and a called TRACT III, all conveyed to Martin Grider in the document recorded in Volume 275 on Page 480, all of the Deed Records of Trinity County, Texas, to which references are hereby made for all purposes and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2" iron pin found for the Southwest corner of the aforesaid referred to 0.264 acre tract and the aforesaid referred to Tract III and the Northwest corner of a tract of land conveyed to Carla Smith in the document recorded in Volume 788 on Page 672, on the East boundary line of a called 1/2 acre tract conveyed to Frank Drone in the document recorded in Volume 835 on Page 530, both of the Official Records of the said County, from which a 1/2" iron pin found for the Southwest corner of the said Smith tract and the Southeast corner of the said 1/2 acre tract bears S 00° 00' 34" W 99.99 feet;

THENCE, along the West boundary line of the said 0.264 acre tract and the said TRACT III and along the East boundary liner of the said 1/2 acre tract, N 00° 00' 34" E, at 82.00 feet pass on line a 1/2" iron pin set for the Northeast corner of the said 1/2 acre tract on the South boundary line of the said TRACT IV;

THENCE, along the North boundary line of the said TRACT III and the aforesaid referred to 13/100 acre tract and along the South boundary line of the said TRACT IV, S 89° 15' 20" E at 122.68 feet a 1/2" iron pin set on the curving West Right-of-Way line of North Robb Street (SH 19) - 80' ROW for the Northeast corner of the said 0.264 acre tract;

THENCE, across the said 13/100 acre tract and the aforesaid referred to 7/100 acre tract along the East boundary line of the said 0.2643 acre tract and along the said curving ROW line of North Robb Street, 214.40 feet along a 06° 12' 01" curve to the right with a radius of 924.10 feet, a central angle of 13° 17' 35" and a long chord bearing of S 10° 16' 50" E a distance of 213.92 feet a PK nail set for corner at the intersection of the said curving ROW line and the North ROW line of Church Street- 40' ROW on the South boundary line of the said 7/100 acre tract;

THENCE, along the South boundary line of the said 7/100 acre tract and along the said North ROW line of Church Street, N 89° 15' 20" W 105.02 feet;

THENCE, along the common boundary line of the said 7/100 acre tract and the said Smith tract, N 00° 00' 34" E at 99.99 feet a 1/2" iron pin found for the Northeast corner of the said Smith tract on the South boundary line of the said 0.264 acre tract;

THENCE, along the common boundary line of the said 0.264 acre tract and the said Smith tract, N 89° 15' 20" W at 105.02 feet the POINT AND PLACE OF BEGINNING and containing 0.463 acre of land, more or less.

EXHIBIT " A "