

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 SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES

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 OF SUBSTITUTE TRUSTEE'S SALE

DATE: DECEMBER 10, 2021

NOTE: Note, as subsequently amended, described as follows:

Date: JULY 6, 2018
Maker: GARY ALAN HALL, JR. AND JESSICA D. HALL
Payee: THE AMERICAN NATIONAL BANK OF TEXAS
Original Principal
Amount: \$249,584.00

DEED OF TRUST: Deed of Trust described as follows:

Date: JULY 6, 2018
Grantor: GARY ALAN HALL, JR. AND JESSICA D. HALL
Trustee: JOHN DAVIDSON
Beneficiary: THE AMERICAN NATIONAL BANK OF TEXAS
Recorded: DOCUMENT NO. 2018-1745, Real Property Records, RAINS County, Texas

FILED FOR RECORD
2021 DEC 13 PM 12:34
MANDY SAWYER
COUNTY CLERK
BY
RAINS COUNTY, TEXAS
DEPUTY

LENDER: THE AMERICAN NATIONAL BANK OF TEXAS

BORROWER: GARY ALAN HALL, JR. AND JESSICA D. HALL

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN RAINS COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND

INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: HARRIET FLETCHER, ROBERT LAMONT, DAVID SIMS, ALLAN JOHNSTON, RONNIE HUBBARD, KELLY GODDARD

Substitute Trustee's Mailing Address:

3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

JANUARY 4, 2022, the first Tuesday of the month, to commence at 1:00 PM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In RAINS County, Texas, County Courthouse, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

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, as Substitute Trustee, or any other substitute trustee Lender 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.

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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: JULY 6, 2018
Grantor: GARY ALAN HALL, JR. AND JESSICA D. HALL
Trustee: JOHN DAVIDSON
Beneficiary: THE AMERICAN NATIONAL BANK OF TEXAS
Recorded: DOCUMENT NO. 2018-1745, Real Property Records, RAINS County, Texas

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN RAINS COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.**

SUBSTITUTE TRUSTEE: HARRIET FLETCHER, ROBERT LAMONT, DAVID SIMS, ALLAN JOHNSTON, RONNIE HUBBARD, KELLY GODDARD

Substitute Trustee's Mailing Address:
c/o 3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of DECEMBER 10, 2021**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: [Signature]

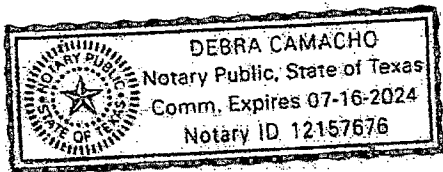
Name: Michael P. Menton, Attorney for THE AMERICAN NATIONAL BANK OF TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day appeared Michael P. Menton, and after being by me duly sworn, stated that he executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on DECEMBER 10, 2021.

[Signature]
Notary Public, State of Texas



Notice of Sale executed by:

[Signature]

Name: Harriett Fletcher, December 13, 2021

Substitute Trustee

EXHIBIT "A"

Being a lot, tract or parcel of land situated in the Francisco de Rojas Survey, Abstract No. 188, Rains County, Texas, and being part of that certain 32.2113 acre tract of land conveyed from Danny Gowlin et ux to Walter Maxwell et ux, by Warranty Deed, as recorded in Volume 327, Page 310, Real Records, Rains County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner at a Northeast corner of said 32.2113 acre tract, and the Northwest corner of a 16.565 acre tract of land conveyed to Tami Church, Trustee, by deed recorded in File #2017-1967, Official Public Records, Rains County, Texas, said point lying in a South line of a 51.626 acre tract of land conveyed to Mary Northcut, by deed recorded in Volume 444, Page 678, Real Records, Rains County, Texas, and in County Road No. 1275;

THENCE, South 03 Degrees 48 Minutes 44 Seconds East, along an East line of said 32.2113 acre tract, and the West line of said 16.565 acre tract, passing at a distance of 18.03 feet, a 1/2 inch iron rod found for witness, and continuing the same course along an East line of said 32.2113 acre tract, and the West line of said 16.565 acre tract, passing at a distance of 852.71 feet, a 1/2 inch iron rod set with cap marked (BY-LINE) for witness, and continuing the same course along an East line of said 32.2113 acre tract, and the West line of said 16.565 acre tract in all a total distance of 878.70 feet to a point for corner in a 20 inch Cedar tree found for corner in an East line of said 32.2113 acre tract, in the West line of said 16.565 acre tract, and a Northeast corner of a 17.21 acre tract of land, called Tract 2, surveyed out this 20th day of June, 2018, from said point, a 1/2 inch iron rod found at a Southeast corner of said 32.2113 acre tract, the Southeast corner of said 17.21 acre tract, and the Southwest corner of said 16.565 acre tract, bears South 03 Degrees 48 Minutes 44 Seconds East, a distance of 375.85 feet;

THENCE, West, along a North line of said 17.21 acre tract, passing at a distance of 295.62 feet, a 1/2 inch iron rod set with cap marked (BY-LINE) for witness, and continuing the same course along a North line of said 17.21 acre tract in all a total distance of 758.29 feet to a point for corner at an ell corner of said 17.21 acre tract;

THENCE, North, along an East line of said 17.21 acre tract, passing at a distance of 290.95 feet, a 1/2 inch iron rod set with cap marked (BY-LINE) for witness, and continuing the same course along an East line of said 17.21 acre tract, passing at a distance of 962.03 feet, a 1/2 inch iron rod set with cap marked (BY-LINE) for witness, and continuing the same course along an East line of said 17.21 acre tract in all a total distance of 979.40 feet to a point for corner in a North line of said 32.2113 acre tract, in the South line of a 20.000 acre tract of land conveyed to Roy Griffiths et al, by deed recorded in Volume 548, Page 140, Official Public Records, Rains County, Texas, and a Northeast corner of said 17.21 acre tract, said point lying in County Road No. 1150, from said point, a point for corner at the Northwest corner of said 32.2113 acre tract, and the Northwest corner of said 17.21 acre tract, bears South 89 Degrees 03 Minutes 34 Seconds West, a distance of 346.69 feet;

THENCE, North 89 Degrees 03 Minutes 34 Seconds East, along a North line of said 32.2113 acre tract, the South line of said 20.000 acre tract, and said County Road No. 1150, passing the Southeast corner of said 20.000 acre tract, and continuing the same course along a North line of said 32.2113 acre tract, and said County Road No. 1150 in all a total distance of 150.98 feet to a bridge spike found at a Northeast corner of said 32.2113 acre tract, said point lying in the West line of said 51.626 acre tract, and at the intersection of said County Road No. 1150, with said County Road No. 1275;

THENCE, South 03 Degrees 38 Minutes 16 Seconds East, along an East line of said 32.2113 acre tract, the West line of said 51.626 acre tract, and said County Road No. 1275, leaving said County Road No. 1275, and continuing the same course along an East line of said 32.2113 acre tract, and the West line of said 51.626 acre tract in all a total distance of 112.18 feet to a point for corner at an ell corner of said 32.2113 acre tract, and a Southwest corner of said 51.626 acre tract, said point lying on the Southwest side of said County Road No. 1275, from said point, a 1/2 inch iron rod found for witness, bears South 03 Degrees 38 Minutes 16 Seconds East, a distance of 14.39 feet;

THENCE, North 89 Degrees 16 Minutes 41 Seconds East, along a North line of said 32.2113 acre tract, and a South line of said 51.626 acre tract, entering said County Road No. 1275, and continuing the same course along a North line of said 32.2113 acre tract, a South line of said 51.626 acre tract, and said County Road No. 1275 in all a total distance of 541.83 feet to the POINT OF BEGINNING and CONTAINING 653,400 square feet or 15.00 acres of land.

I hereby certify this instrument was filed and duly recorded in the Rains County, Texas, Official Public Records on the date and time stamped hereon by me:



Shirley M. Wallace

Linda Wallace
Linda Wallace, County Clerk
Rains County, Texas

