

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD

Date: November 18, 2022
Substitute Trustee: PHILIP D. ALEXANDER
Lender: THE IVAN ALEXANDER, JR. FAMILY TRUST

2022 NOV 18 PM 2:58

MANDY SAWYER
COUNTY CLERK
RAINS COUNTY, TEXAS
BY: *MW*

Note

Date: October 7, 2017
Amount: ONE HUNDRED SEVENTY-SEVEN THOUSAND THREE HUNDRED FORTY-FIVE AND 91/100 DOLLARS (\$177,345.91)
Maker: JEREMY CASE and APRIL TENNILLE CASE
Lender: THE IVAN ALEXANDER, JR. FAMILY TRUST

Deed of Trust

Date: October 7, 2017
Grantor: JEREMY CASE and APRIL TENNILLE CASE
Lender: THE IVAN ALEXANDER, JR. FAMILY TRUST

Recording information: Document No. 2018-0632, Official Public Records of Rains County, Texas

Property: All that lot, tract or parcel of land lying and being Lot 1, Phase One of Honeysuckle Ridge, an addition to the City of Emory as filed in Volume 6, Page 19, Plat Records of Rains County, Texas.

County: Rains


Date of Sale (first Tuesday of month): January 3, 2023

Time of Sale: Between the hours of 10:00 a.m. and 1:00 p.m.

Place of Sale: West most side of the Rains County Courthouse which is located at 167 East Quitman Street, Emory, Texas 75440, or as designated by the County Commissioners.

PHILIP D. ALEXANDER is the Substitute Trustee as appointed by instrument filed of record November 17, 2022 and recorded in Document Number 2022-3240, Official Public Records of Rains County, Texas titled *Appointment of Substitute Trustee*. 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." The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



PHILIP D. ALEXANDER, Substitute Trustee