

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED FOR RECORD  
HOPKINS COUNTY, TEXAS

DATE: September 04, 2019

2019 SEP -4 A 8:57

**1. DEED OF TRUST, SECURITY AGREEMENT - FINANCING STATEMENT:**

TRACY SMITH  
COUNTY CLERK  
BY *Susan Keenan* DEPUTY

**Dated:** February 27, 2018

**Grantor:** Gregory Randall Anglin a/k/a Gregg Anglin a/k/a Greg Anglin  
and spouse, Courtney McCall Anglin  
1476 FM 3105  
Pickton, Texas 75471

**Grantor's  
County:** Hopkins County, Texas

**Beneficiary:** *The First Liberty National Bank*, Liberty, Texas  
1900 Sam Houston Street  
Liberty, Texas 77575  
[Liberty County]

**Trustee:** Edward B. Pickett

**Recorded:** Hopkins County Clerk's File Number: 2018-1074, PAGES 14, Official  
Public Records of the Hopkins County Clerk's Office, located in Sulphur  
Springs, Texas, on or about March 01, 2018

**Note and Other Obligations:** Promissory Note executed by Gregory Randall  
Anglin and Courtney McCall Anglin dated February  
27, 2018 in the original principal amount of  
\$282,000.00, as more fully described therein

**Property (including any improvements):**

- **REAL PROPERTY** as described in the Deed of Trust (referred to herein  
as the "Deed of Trust Real Property" and/or, collectively, as the  
"Property");  
All of the following lots, tracts or parcels of land, together with all existing  
or subsequently erected or affixed buildings, improvements and fixtures;  
and all easements, rights-of-way and appurtenances; and all water and  
water rights; and all other rights, royalties and profits relating to such

property including (without limitation) such rights as Grantor may have in all minerals, oil, gas, geo-thermal and similar interests:

See Exhibit "A" attached hereto and made a part hereof for all purposes.

- PERSONAL PROPERTY as described in the Deed of Trust (referred to herein as the "Deed of Trust Personal Property" and/or, collectively, as the "Property"):

a) all currently existing or hereafter acquired personal property, Goods, Fixtures and Equipment (as those terms are defined in the *Texas Business and Commerce Code*) which are or become installed on or used on or in connection with the Property, including but not limited to construction plans and materials, together with all such property which is to become installed upon or located on the Property,

b) any and all improvements now or hereafter situated on the Property, and

c) all proceeds of any of the foregoing.

The term "Fixtures" and "Equipment" shall include, but not be limited to, all furnishings, supplies, machines, engines, ovens, cookers, fans, refrigerators, freezers, motors, appliances and heaters, and all replacements of and additions to such fixtures and equipment whether now owned or hereafter acquired; and

- Assignment of Rents, Income and Leases as those terms are more fully described in the Deed of Trust (referred to herein as the "Deed of Trust Assignment of Rents, Income and Leases" and/or, collectively, as the "Property"); and

(Collectively referred to as "Property" herein)

**Date of Sale**

**of Property:** First Tuesday in October, 2019, being Tuesday, **OCTOBER 01, 2019**

**Time of Sale**

**of Property:** Between the hours of 10:00 a.m. and 1:00 p.m. and to commence at a time no earlier than 10:00 a.m. or within 3 hours thereafter.

**Place of Sale**

**of Property:** At the southwest entrance door to the first floor of the Hopkins County

Courthouse located at 118 Church Street in Sulphur Springs, Hopkins County, Texas 75482; or, as designated elsewhere by the Hopkins County Commissioners Court in the City of Sulphur Springs, Hopkins County, Texas

Because of default in performance of the obligations of the Deed of Trust – [including any and all renewals, extensions, amendments and/or modifications] – described herein, the undersigned Substitute Trustee will sell the Property described hereinabove and in Exhibit “A”, attached hereto and incorporated herein for all purposes, by public auction to the highest bidder for cash at the place, date and time specified above to satisfy the Note and Other Obligations as those terms are defined in and secured by the Deed of Trust, pursuant to authority conferred on said Substitute Trustee in said Deed of Trust, except that the above named Beneficiary may credit bid some or all of the Note and Other Obligations described herein secured by said Deed of Trust.

If the above named Beneficiary passes the foreclosure sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the *Texas Property Code*.

The foreclosure sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the foreclosure sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in full force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the foreclosure sale will not cover any part of the Property that has been released of public record from the lien and or security interest of the Deed of Trust by the above named Beneficiary. Prospective bidders are strongly urged to examine the applicable

property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the *Texas Property Code*, the Property will be sold "As Is," without any express or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075(a) of the *Texas Property Code* the undersigned Substitute Trustee or Joshua P. Searcy or Callan C. Searcy reserves the right to set further reasonable conditions for conducting the foreclosure sale. Any such further conditions shall be announced before bidding is opened for the 1<sup>st</sup> sale of the day held by the undersigned Substitute Trustee or Joshua P. Searcy or Callan C. Searcy.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Beneficiary's rights and remedies under the Deed of Trust and Section 9.604(a) of the *Texas Business and Commerce Code*.

**Notice: 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.**

EXECUTED this 04<sup>TH</sup> day of September, 2019.



JOSHUA P. SEARCY,  
Substitute Trustee  
*c/o Searcy & Searcy, P.C.*  
P.O. Box 3929  
Longview, TX 75606  
Tel (903) 757 3399  
Fax (903) 757 9559  
[joshsearcy@jrsearclaw.com](mailto:joshsearcy@jrsearclaw.com)

AND/OR

DAWN CAMERON,  
Substitute Trustee  
*c/o Searcy & Searcy, P.C.*  
P.O. Box 3929  
Longview, TX 75606  
Tel (903) 757 3399  
Fax (903) 757 9559  
[dawncs@jrsearclaw.com](mailto:dawncs@jrsearclaw.com)

AND/OR

CALLAN CLARK SEARCY,  
Substitute Trustee  
*c/o Searcy & Searcy, P.C.*  
P.O. Box 3929  
Longview, TX 75606  
Tel (903) 757 3399  
Fax (903) 757 9559  
[ccsearcy@jrsearclaw.com](mailto:ccsearcy@jrsearclaw.com)

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**CERTIFICATE OF POSTING**

My name is BETTY M. ALLEN. I am employed by *Searcy & Searcy, P.C.*, P.O. Box 3929, Longview, TX 75606. I declare under penalty of perjury that on September 04, 2019, I FILED this Notice with the Hopkins County Clerk's office AND POSTED or caused to be POSTED two (2) file-marked copies of such Notice at the designated locations where such Notices are to be posted for foreclosure sales and located at the following 2 locations in Sulphur Springs, Hopkins County, Texas:

1. The bulletin board outside the Hopkins County Clerk's Office, located in the Hopkins County Courthouse ANNEX, at 128 Jefferson Street, Suite C, Sulphur Springs, TX 75482; and
2. In the enclosed bulletin board case located at the Hopkins County Courthouse on the square at 118 Church St., Sulphur Springs, TX 75482 (North Side of the First Floor).



\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
BETTY ALLEN

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
September 04, 2019

\_\_\_\_\_  
(Date)

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**TO BE FILE-MARKED AND POSTED—**  
**THIS NOTICE WAS SUBMITTED AND PREPARED BY:**

Joshua P. Searcy  
*Searcy & Searcy, P.C.*  
Attorneys for Lender/Beneficiary,  
*The First Liberty National Bank*, Liberty, Texas  
P.O. Box 3929  
Longview, TX 75606  
Tel 903.757.3399  
fax 903.757.9559  
email: [joshsearcy@jrsearcy.com](mailto:joshsearcy@jrsearcy.com)

## EXHIBIT "A"

Being a lot, tract or parcel of land situated in the Absalom Cornelius Survey, Abstract No. 181, Hopkins County, Texas, and being all of the remainder of that certain called 103.4 acre tract of land conveyed from Willard Brumley et ux to Greg Anglin, by Warranty Deed, as recorded in Volume 222, Page 378, Real Property Records, Hopkins County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a Type I concrete right of way monument found at the Southwest corner of the remainder of said 103.4 acre tract, and a Northwest corner in the North line of Farm To Market No. 3105, said point being in the East line of a called 41.513 acre tract conveyed to Leon Edwards, by deed as recorded in Volume 204, Page 414, Real Property Records, Hopkins County, Texas;

THENCE, North 02 Degrees 50 Minutes 20 Seconds West, with the West line of the remainder of said 103.4 acre tract, and the East line of said 41.513 acre tract, a distance of 1,015.89 feet to a 1/2 inch iron rod found;

THENCE, North 01 Degree 29 Minutes 42 Seconds West, with the West line of the remainder of said 103.4 acre tract, and the East line of said 41.513 acre tract, a distance of 487.45 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) at the Northwest corner of the remainder of said 103.4 acre tract, and the Northeast corner of said 41.513 acre tract, said point being on the South side of County Road No. 3310, and the South line of a called 39.32 acre tract, called Third Tract, conveyed to Ben Cox et ux, by deed as recorded in Volume 248, Page 693, Real Property Records, Hopkins County, Texas;

THENCE, North 88 Degrees 03 Minutes 24 Seconds East, with a North line of the remainder of said 103.4 acre tract, the South line of said 39.32 acre tract, and the South side of said County Road No. 3310, and passing the Southeast corner of said 39.32 acre tract, and the Southwest corner of a tract of land conveyed to Betty Goldsmith, by deed as recorded in Volume 280, Page 477, Real Property Records, Hopkins County, Texas, and continuing on and passing the Southeast corner of said Goldsmith tract, and the Southwest corner of the remainder of a called 43 acre tract, called Fourth Tract, conveyed to Ben Cox et ux, by deed as recorded in Volume 248, Page 693, Real Property Records, Hopkins County, Texas, and continuing on for a total distance of 2,332.35 feet to a point for corner at the Northern most Northeast corner of the remainder of said 103.4 acre tract, and the Southeast corner of the remainder of said 43 acre tract, said point being in the West line of a called 80 acre tract conveyed to Tommy Castle, by deed as recorded in File No. 20164532, Official Public Records, Hopkins County, Texas;

THENCE, South 02 Degrees 58 Minutes 10 Seconds East, with the Northern most East line of the remainder of said 103.4 acre tract, and the West line of said 80 acre tract, a distance of 971.09 feet to a 60d nail set at the base of leaning corner post found at an ell corner of the remainder of said 103.4 acre tract, and the Southwest corner of said 80 acre tract;

THENCE, North 88 Degrees 40 Minutes 41 Seconds East, with a North line of the remainder of said 103.4 acre tract, and the South line of said 90 acre tract, a distance of 1,091.55 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) at the Southern most Northeast corner of the remainder of said 103.4 acre tract, and the Northwest corner of a called 2.6 acre tract, called First Tract, conveyed to David Screws et ux, by deed as recorded in Volume 392, Page 563, Deed Records, Hopkins County, Texas;

THENCE, South 18 Degrees 30 Minutes 14 Seconds East, with the Southern most East line of the remainder of said 103.4 acre tract, and the West line of said 2.6 acre tract, a distance of 565.30 feet to a point for corner in a creek at the Southeast corner of the remainder of said 103.4 acre tract, and the Southwest corner of said 2.6 acre tract, said point being in the North line of said Farm To Market No. 3105;

THENCE, South 88 Degrees 37 Minutes 51 Seconds West, with a South line of the remainder of said 103.4 acre tract, and the North line of said Farm To Market No. 3105, and passing at a distance of 25.72 feet, a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) for witness, and continuing on for a total distance of 148.48 feet to a Type I concrete right of way monument found at the beginning of a curve to the left, with a radius of 3,879.83 feet, a delta angle of 06 Degrees 28 Minutes 31 Seconds, the chord of which bears South 85 Degrees 24 Minutes 49

## EXHIBIT "A" Continued

THENCE, along the arc of said curve, a South line of the remainder of said 103.4 acre tract, and the North line of said Farm To Market No. 3105, for an arc length of 438.49 feet to a Type I concrete right of way monument found;

THENCE, South 80 Degrees 40 Minutes 24 Seconds West, with a South line of the remainder of said 103.4 acre tract, and the North line of said Farm To Market No. 3105, a distance of 193.05 feet to a point for corner at a Southwest corner of the remainder of said 103.4 acre tract, and the Southeast corner of a called 1.995 acre tract described as a save and except tract in Volume 222, Page 378, Real Property Records, Hopkins County, Texas, from said point, a 5/8 inch iron rod found for witness, bears South 02 Degrees 19 Minutes 09 Seconds West, a distance of 4.25 feet;

THENCE, North 02 Degrees 19 Minutes 09 Seconds East, with a West line of the remainder of said 103.4 acre tract, and the East line of said 1.995 acre tract, a distance of 224.98 feet to a 1/2 inch iron rod found at an ell corner of the remainder of said 103.4 acre tract, and the Northeast corner of said 1.995 acre tract;

THENCE, South 89 Degrees 58 Minutes 41 Seconds West, with a South line of the remainder of said 103.4 acre tract, and the North line of said 1.995 acre tract, a distance of 347.78 feet to a 5/8 inch iron rod found at an ell corner of the remainder of said 103.4 acre tract, and the Northwest corner of said 1.995 acre tract;

THENCE, South 02 Degrees 21 Minutes 12 Seconds West, with an East line of the remainder of said 103.4 acre tract, and the West line of said 1.995 acre tract, a distance of 271.58 feet to a point for corner at a Southeast corner of the remainder of said 103.4 acre tract, and the Southwest corner of said 1.995 acre tract, said point being in a curve to the right in the North line of said Farm To Market No. 3105, with a radius of 2,814.83 feet, a delta angle of 08 Degrees 28 Minutes 18 Seconds, the chord of which bears South 88 Degrees 59 Minutes 52 Seconds West, for a chord distance of 318.15 feet, from said point, a 1/2 inch iron rod found for witness, bears North 02 Degrees 21 Minutes 12 Seconds East, a distance of 0.27 feet;

THENCE, along the arc of said curve, with a South line of the remainder of said 103.4 acre tract, and the North line of said Farm To Market No. 3105, for an arc length of 318.32 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC);

THENCE, North 87 Degrees 44 Minutes 37 Seconds West, with a South line of the remainder of said 103.4 acre tract, and the North line of said Farm To Market No. 3105, a distance of 809.42 feet to a Type I concrete right of way monument found at the beginning of a curve to the left, with a radius of 5,779.85 feet, a delta angle of 03 Degrees 59 Minutes 04 Seconds, the chord of which bears North 89 Degrees 40 Minutes 15 Seconds West, for a chord distance of 401.84 feet;

THENCE, along the arc of said curve, with a South line of the remainder of said 103.4 acre tract, and the North line of said Farm To Market No. 3105, for an arc length of 401.83 feet to a Type I concrete right of way monument found;

THENCE, North 00 Degrees 23 Minutes 18 Seconds East, with a West line of the remainder of said 103.4 acre tract, and an East line of said Farm To Market No. 3105, a distance of 9.27 feet to a Type I concrete right of way monument found;

THENCE, South 88 Degrees 16 Minutes 44 Seconds West, with a South line of the remainder of said 103.4 acre tract, and the North line of said Farm To Market No. 3105, a distance of 837.10 feet to the POINT OF BEGINNING and containing 4,188,795 Square Feet or 96.39 acres of land, more or less.