

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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 as a member, DEPUTY 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.

State of Texas)
)
County of Dallas)

WHEREAS, by Texas Home Equity Security Document and Deed of Trust dated March 31, 2021, Clyde Anderson as Grantor, conveyed to V. Eric Pointer, as Trustee(s), the property situated in Marion County, Texas, commonly known as 710 Lynn Street, Jefferson, Texas 75657, to wit: Lot Eight (8) and the West one-half (½) of Lot Nine (9) of Block 13 of the Knight Bennett subdivision, an addition to the City of Jefferson, County of Marion, State of Texas, and being all that certain Lot, tract or parcel of land described in a Warranty Deed dated September 13, 1999 from Larry K. Rasberry and Sandra r. Rasberry to Richard Rowell and wife, La-Annette Rowell and recorded in Volume 621, Page 829 of the Official Public Records of Marion County, Texas

(hereinafter referred to as the "Property") to secure that one certain Home Equity Line of Credit therein described with a credit limit in the amount of \$60,001.00, executed by Clyde Anderson and made payable to Credit Union of Texas (hereinafter referred to as the "Line of Credit"), which Texas Home Equity Security Document and Deed of Trust is recorded as Instrument No. 819, Volume 1019, Page 329 in the Real Property Records of Marion County, Texas (hereinafter referred to as the "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of V. Eric Pointer, Trustee(s) in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

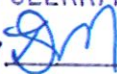
WHEREAS, default has occurred under the terms of the Line of Credit and the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 7th day of January, 2025, at the earliest at 1:00 p.m. or within three hours after that time at 114 W. Austin Street, Thomas Jefferson Memorial Park, in the courtyard between the Marion County Courthouse Annex and the Historic Jefferson Hotel, Jefferson, Marion County, Texas, or as otherwise designated by the County Commissioners Court of Marion County, Texas, Sharon H. Sjostrom, Thomas H. Duke, Victoria Tompkins or Corinne Griffin will begin to sell, for cash, the Property to the highest bidder. Said sale will occur between the earliest time to begin the sale as specified above and 4:00 o'clock p.m.

SIGNED this 16th day of December, 2024.



Sharon H. Sjostrom, Substitute Trustee
ssjostrom@blalack.com
Blalack & Williams, P.C.
4851 LBJ Freeway, Suite 750
Dallas, TX 75244
214/630-1916; 214/630-1112 (fax)

FILED FOR RECORD
24 DEC 17 AM 11:37
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CO. CLERK, MARION CO.
BY:  DEPUTY

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