

FILED

2020 FEB 27 AM 10:23

Betty Crane
CLERK COUNTY COURT
FRANKLIN CO., TX.

PREPARED AND SENT BY: Robert S. McGinnis, Jr.
4102 Summerhill Road
Texarkana, Texas 75503
903/798-1717

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS }}
COUNTY OF FRANKLIN }}

On September 22, 2017, Burrows Capital, LLC, a Texas limited liability company, as Grantor (whether one or more), executed a Deed of Trust conveying to Craig Street, as Trustee, the real estate hereinafter described to secure Midwest Business Capital, a Division of United Midwest Savings Bank, in payment of debts therein described, said Deed of Trust being recorded in Volume 346, Page 203, Official Records of Franklin County, Texas.

By instrument dated February 6, 2020, the Trustee was removed and Robert S. McGinnis, Jr. was appointed Substitute Trustee in the place and stead of the original Trustee, and was requested and authorized to sell the real estate described in said Deed of Trust to satisfy the debts.

Default has occurred in the payment of said debts and the same are now wholly due, and the owner and holder of said debts has requested the undersigned to sell said property to satisfy said debts.

NOTICE IS HEREBY GIVEN that on Tuesday, April 7, 2020, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m., local time, I will sell the real estate described in said Deed of Trust at THE SOUTH STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE, to the highest bidder for cash, binding the present obligors to warrant and forever defend the title to said property and making no further warranty. The sale will begin at 10:00 a.m. local time or within three hours after that time.

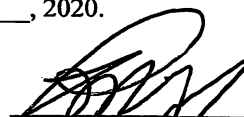
NOTICE IS FURTHER GIVEN that the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, and at the purchaser's own risk making no further warranty. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Said real estate is located in Franklin County, Texas and is described in Exhibit "A" attached hereto and made a part hereof for all purposes.

ACTIVE MILITARY SERVICE 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.

WITNESS MY HAND this February 20, 2020.



Robert S. McGinnis, Jr.
Substitute Trustee

STATE OF TEXAS)(

COUNTY OF BOWIE)(

BEFORE ME, the undersigned authority, on this day personally appeared Robert S. McGinnis, Jr., known to me to be the person whose name appears on the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

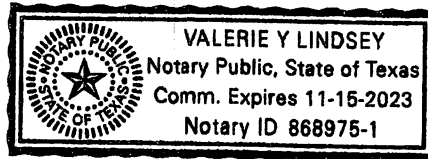
WITNESS my hand and official seal this February 20, 2020.

Valerie Y. Lindsey

Notary Public
State of Texas

My Commission Expires:

20001



**EXHIBIT A
LEGAL DESCRIPTION**

All that certain lot, tract or parcel of land, being .305 acres of land, more or less, situated in the GABRIEL KEITH SURVEY, A-261, Franklin County, Texas, and being that 66.33 feet X 200 feet tract conveyed to Don Huffstefler by Warranty Deed recorded in Volume 176, Page 210 of the Deed Records of said county. Said lot, tract, or parcel of land being more particularly described as follows:

BEGINNING at a 1/2 inch cap "Summit Surveying" found for the Northeast corner of this tract being the Southeast corner of that 0.620 acre tract conveyed to Jean W. Latortue by Special Warranty Deed recorded in Volume 337, Page 584 O.P.R. and being on the West R.O.W. line of State Highway No. 37;

THENCE S 00 degrees 44 minutes 44 seconds W 66.33 feet along said R.O.W. line to a 1/2 inch rebar set for the Southeast corner of this tract;

THENCE N 89 degrees 59 minutes 59 seconds W 200.31 feet along the South line of this tract to a mag nail set in an asphalt drive for the Southwest corner of same which bears N 00 degrees 49 minutes 35 seconds E 30.07 feet from a 5/8 inch rebar found on the South line of that 3.00 acre tract conveyed to Franklin County, Texas by Warranty Deed recorded in Volume 82, Page 650 D.R.;

THENCE N 00 degrees 49 minutes 35 seconds E 66.33 feet to a "X" scribed in concrete for the Northwest corner of this tract being on the South line of said .0620 acre tract;

THENCE East 200.22 feet along the North line of this tract being the South line of said 0.620 acre tract to the point of beginning, containing 0.305 acres of land, more or less, as surveyed by Jeremy Pamplin, R.P L.S. No. 6655.

Property ID: 00829-00000-00472 and 01400-00000-00148

Property more commonly known as 508 Texas Highway 37 S., Mount Vernon, Texas 75457