

JAN 29 2020

NOTICE OF FORECLOSURE SALE

March 3, 2020

AT 11:50 O'CLOCK A.M.
 CARLA KEEN
 County Clerk, Mitchell County, Texas
 By _____ Deputy

DEED OF TRUST ("Deed of Trust"):

Dated: November 2, 2017

Grantor: SPENCER CANNON

Trustee: ROYCE D. CLAY

Lender: THE CITY NATIONAL BANK OF COLORADO CITY, TEXAS

Recorded in: Volume 845, Page 1301 of the real property records of Mitchell County, Texas.

Legal Description: TRACT ONE: BEING all of Lot One (1), and the North One-half (N/2) of Lot Two (2), of the R.T. Manuel's Highland Park Subdivision of Block Two Hundred (200) in the Joseph E. Brown's Extension to the town of Colorado (now Colorado City, Texas), Mitchell County, Texas, as shown upon plat of said R.T. Manuel's Highland Park Addition which appeared of record in Volume 29, Page 546, Deed Records of Mitchell County, Texas until placed in Volume 2, Page 47, Plat Records of said County.

TRACT TWO: The North Twenty-five Feet (N. 25') of Lot Two (2) and all of Lot One (1), all in the J. Riordan Subdivision of Block One Hundred Forty (140), Joseph E. Brown's Extension to the Town of Colorado (now Colorado City), Mitchell County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$130,000.00, executed by SPENCER CANNON ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

FORECLOSURE SALE:

Date: Tuesday, March 3, 2020

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:01 A.M. and not later than three hours thereafter.

Place: 349 Oak Street, Colorado City, Texas at the east door of the Mitchell County Courthouse being the place designated by the Mitchell County Commissioner's Court as the place for the holding of judicial and non-judicial foreclosure sales

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that THE CITY NATIONAL BANK OF COLORADO CITY, TEXAS's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Substitute Trustee: TY J. WOOD

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, THE CITY NATIONAL BANK OF COLORADO CITY, TEXAS, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of THE CITY NATIONAL BANK OF COLORADO CITY, TEXAS's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with THE CITY NATIONAL BANK OF COLORADO CITY, TEXAS's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If THE CITY NATIONAL BANK OF COLORADO CITY, TEXAS 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 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 CITY NATIONAL BANK OF COLORADO CITY, TEXAS. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

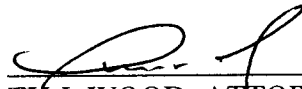
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS,"

without any expressed 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.

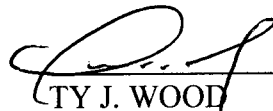
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

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.



TY J. WOOD, ATTORNEY AT LAW, PLLC
Attorney for Mortgagee



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