

THE STATE OF TEXAS *
*
COUNTY OF TITUS *

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
2016 NOV 10 AM 9:14
CLERK OF COUNTY OF TITUS TEXAS
[Signature]

1. **Property to be Sold.** The property to be sold is described on Exhibit "A" which is attached hereto and made a part hereof for all purposes.
2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated **December 18, 2012**, executed by **RAYSHUN JACKSON**, a single person, recorded under **Clerk's File Number 201300000247, Real Property Records of Titus County, Texas.**
3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place.

Date: **December 6, 2016**

Time: The sale will begin no earlier than 1:00 P.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: At the North door steps of the Titus County Courthouse in Mt. Pleasant, Texas, at the following location: 100 W. First St., Mt. Pleasant, Texas 75455

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Texas Property Code and the Deed of Trust permitting the Lender thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. 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 in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. **Type of Sale.** The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Texas Property Code and Deed of Trust executed by **RAYSHUN JACKSON, a single person.**

6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of **\$34,900.00**, executed by **RAYSHUN JACKSON, a single person**, and payable to the order of **CYPRESS BANK, STATE SAVINGS BANK**; (b) all renewals and extensions of the note; and (c) any and all present and future indebtednesses of **RAYSHUN JACKSON, a single person**, to **CYPRESS BANK, STATE SAVINGS BANK**. **CYPRESS BANK, STATE SAVINGS BANK** is the current owner and holder of the Obligations and is the Lender under the Deed of Trust.

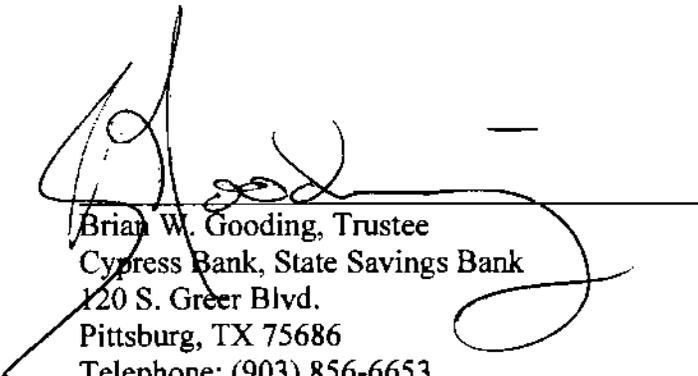
Questions concerning the sale may be directed to the undersigned or to the Lender, **CYPRESS BANK, STATE SAVINGS BANK**, at 120 S. Greer Blvd, Pittsburg, Texas, (903)

856-6653.

7. **Default and Request to Act.** Default has occurred under the Deed of Trust, and the Lender has requested me, as trustee, to conduct this sale. Notice is given that before the sale the Lender may appoint another person substitute trustee to conduct the 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 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.

Dated: November 10, 2016

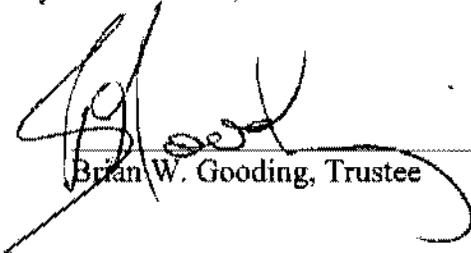


Brian W. Gooding, Trustee
Cypress Bank, State Savings Bank
120 S. Greer Blvd.
Pittsburg, TX 75686
Telephone: (903) 856-6653
FAX: (903) 856-5822

A copy of the foregoing NOTICE OF TRUSTEE'S SALE was executed by the undersigned on the 10th day of November, 2016, by posting such notice at the Courthouse door of Titus County, Texas; by filing a copy of same with the County Clerk of Titus County, Texas; and by mailing a copy of same to:

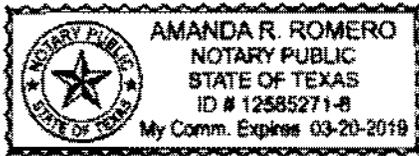
Rayshun Jackson
3838 Oak Lawn Ave., Ste. 1350
Dallas, TX 75219
CERTIFIED MAIL #7010 3090 0000 6924 8030
RETURN RECEIPT REQUESTED

WITNESS MY HAND on this the 10th day of November, 2016.



Brian W. Gooding, Trustee

SUBSCRIBED AND SWORN TO BEFORE ME by the said Brian W. Gooding on this the 10th day of November, 2016, to certify which witness my hand and seal of office.





Notary Public, State of TEXAS

Exhibit "A"

LOT 32, THE PENINSULAS AT LAKE BOB SANDLIN, PHASE III, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT FILE NO. 514 OF THE PLAT RECORDS OF TITUS COUNTY, TEXAS