

**NOTICE OF TRUSTEE'S SALE**

**DATE:** February 28, 2018

**DEED OF TRUST**

**Date:** June 5, 2017

**Grantor:** Crystal A. Fondren Canada  
PO Box 1408  
Centerville, TX 75833

**Beneficiary:** Cherokee Land and Timber Company, a Wyoming corporation  
PO Box 423  
Centerville, TX 75833

**Substitute Trustee:** Tim Franklin  
PO Box 423  
Centerville, TX 75833

**Recording Information:** Vol. 1703, Pg. 414, Official Records, Leon County, Texas.

**Property:** *13.91 Acres of land, being Tr. 135 & 136 of DAWN LAND COMPANY, SEC. II, a subdivision in Leon County, Texas, according to the map or plat thereof recorded in Env. 192A & 193 of the Map and Plat Records of Leon County, Texas.*

**Note**

**Date:** June 5, 2017

**Amount:** \$76,396.00

**Debtor:** Crystal A. Fondren Canada

**Holder:** Cherokee Land and Timber Company, a Wyoming corporation

**DATE OF SALE OF PROPERTY:** April 3, 2018


**EARLIEST TIME OF SALE OF PROPERTY:** 10:00 a.m.

**LOCATION OF SALE:** Centerville, Texas, at the Leon County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

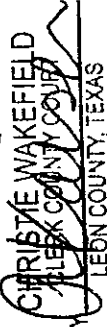
Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.

  
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TIM FRANKLIN

**FILED**  
10:00am  
MAR 05 2018

CHRISTIE WAKEFIELD  
CLERK COUNTY COURT  
BY   
LEON COUNTY, TEXAS

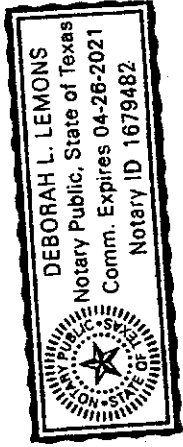
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(ACKNOWLEDGMENT)

STATE OF TEXAS       §

COUNTY OF LEON       §

This instrument was acknowledged before me on February 28, 2018 by Tim Franklin.



  
NOTARY PUBLIC, STATE OF TEXAS

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