

Posted  
~~FILED~~

NOTICE OF TRUSTEE'S SALE

2018 SEP -6 AM 10: 56

THE STATE OF TEXAS    §  
                                  §  
COUNTY OF HOWARD    §

BRENT ZITTERKOPF  
COUNTY CLERK HOWARD COUNTY

BY DEPUTY

*Nancy Porter*

Rodney Dale-Sargent is hereby notified that on Tuesday, October 2, 2018 between the hours of 10:00 a.m and 1:00 p.m. at the courthouse door located at the front entrance of the Howard County Courthouse located at 300 Main Street in the City of Big Spring, County of Howard, State of Texas, the undersigned will sell at public auction to the highest bidder for cash the real property described on Exhibit A to this Notice of Trustee's Sale. The earliest time that the sale will begin is 10:00 a.m. on October 2, 2018.

This sale will be made to satisfy the debt evidenced by the following loan documents (the "Loan Documents"):

1. Promissory Note dated September 22, 2017 in the original principal amount of \$39,455.35, executed by Rodney Dale-Sargent and payable to the order of Community National Bank.
2. Deed of Trust dated September 22, 2017, executed by Rodney Dale-Sargent, as Grantor, and William D. Stovall, as Trustee for the benefit of Community National Bank; and describing property located in Howard County, Texas.

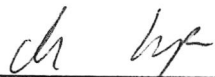
Payment of the obligations evidenced by the Loan Documents is secured by and pursuant to the power of sale conferred in the Deed of Trust dated September 22, 2017. The Deed of Trust was executed by Rodney Dale-Sargent, as Grantor, to William D. Stovall, as Trustee, for the benefit of Community National Bank, and was recorded on January 25, 2018 as Document No. 2018-00000953 in Howard County, Texas. Community National Bank has requested me, the undersigned, to enforce this trust by selling the real property because Rodney Dale-Sargent is in default in payment of the obligations described in the Deed of Trust.

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 MILITARY DUTY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

The maturity of Rodney Dale-Sargent's indebtedness to Community National Bank has been accelerated and the entire unpaid principal and accrued but unpaid interest due under the Loan Documents is now due and payable. As of August 30, 2018, Rodney Dale-Sargent owes Community National Bank the sum of \$47,692.72, consisting of the unpaid principal balance and accrued but unpaid interest. Per diem interest accrues at the rate of \$10.01 per day. Community National Bank, as the beneficiary of the Deed of Trust, appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated August 31, 2018. As Substitute trustee, I am invested with and succeed to all the powers and duties give to the original trustee.

Dated: September 4, 2018.

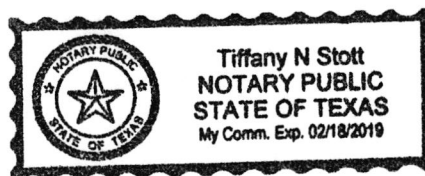
  
\_\_\_\_\_  
Alan Kaup, Trustee  
Community National Bank  
401 W. Texas  
Midland, Texas 79761  
Telephone: (432) 262-1743

STATE OF TEXAS      §  
                                 §  
COUNTY OF MIDLAND   §

BEFORE ME, the undersigned authority, on this day personally appeared Alan Kaup, in his capacity as Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND and seal of office this the 4th day of September 2018.

  
\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS



**CERTIFICATE OF SERVICE**

THIS IS TO CERTIFY that a true and correct copy of the above and foregoing *Notice of Trustee's Sale* was, on this the 6<sup>th</sup> day September, 2018, mailed via Certified Mail - Return Receipt Requested, postage pre-paid, to the following party:

Rodney Dale-Sargent  
3451 Via Montebello, Ste. 192418  
Carlsbad, CA 92009

  
\_\_\_\_\_  
MICHAEL G. KELLY

## **EXHIBIT A**

Tract No. Six (6), of a Subdivision of 8.25 Acres out of a Certain 40 Acre Tract out of the E/2 of Section 44, Block 31, T-1-N, T&P RR. Co. Survey Howard County, Texas, also known as Paul W. Miller Subdivision according to the Plat of Record in Envelope 68/B, Plat Records, Howard County, Texas.