

24-003FC

FILED FOR RECORD
SHELBY COUNTY, TEXAS

2024 MAR -4 PM 1:32

JENNIFER L. FOUNTAIN
COUNTY CLERK

BY _____ DEPUTY

February 26, 2024

Michael Wayne Cassell, Jr.
Cheryl Brooke Cassell
220 County Road 4371
Tenaha, Texas 75974

NOTICE OF TRUSTEE'S SALE

You, Michael Wayne Cassell, Jr. and wife, Cheryl Brooke Cassell, are hereby notified that on Tuesday, the 2nd day of April, 2024, not earlier than 1:00 p.m. nor later than 4:00 p.m., inside the main lobby of the Shelby County Courthouse, Center, County of Shelby, State of Texas, or if the preceding area is no longer in the designated area, at the area most recently designated by the Shelby County Commissioner's Court. I, the undersigned, will sell at public auction to the highest bidder for cash the real property described below:

See Attached Exhibit

This sale will be made to satisfy the debt evidenced by a Real Estate Lien Note dated April 17, 2015 secured by a Deed of Trust dated April 17, 2015, executed by Michael Wayne Cassell, Jr. and wife, Cheryl Brooke Cassell to First National Bank of Hughes Springs, recorded in File Number 2015001316, Real Property Records, Shelby County, Texas, in the amount of \$200,000.00 which is now due and payable. First National Bank of Hughes Springs has requested me, the undersigned, to enforce the Real Estate Lien Note, Extension of Real Estate Lien Note and Trust *Deed of Trust* by selling the real property because you are in default on payment.

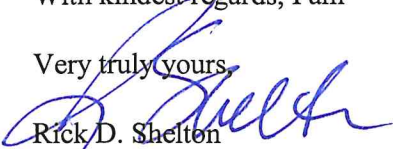
Your debt was accelerated as you were notified by notice dated February 26, 2024. As of today's date, you now owe the sum of \$162,139.32.

The beneficiary of the Deed of Trust appointed and substituted me, the undersigned, a trustee under the Deed of Trust by a substitution dated February 26, 2024. As substitute trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATE. 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 NAIONAL 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 IMMEDITELY

With kindest regards, I am

Very truly yours,


Rick D. Shelton
Substitute Trustee

CMRRR: 7019 2280 0001 4803 6454

Property (including any improvements):

FIRST TRACT: BEING 1.503 acres of land, more or less, a part of the D.T.F. YORDT SURVEY, A-830, Shelby County, Texas, and being the land described in the Warranty Deed from J. R. Christian and wife, Irene Christian to Charlie B. Christian dated December 20, 1967, recorded in Vol. 454, Page 444, Deed Records, Shelby County, Texas (7 acres), and being described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch iron rod set for corner in the West margin of a rock road, on the NBL of the 7 acre tract, and on the SBL of a called 31.4 acre tract described as First Tract in the Charles B. Christian conveyance (Vol. 454, Page 444 Deed Records) said beginning corner being S. 89 deg. 00 min. 00 sec. W. 65.28 ft., from the NEC of the 7 acre tract (Old fence corner post pulled up);

THENCE S. 01 deg. 26 min. 45 sec. W. 328.39 ft., along the West margin of the rock road to a 1/2 inch iron rod found for corner on the SBL of the 7 acre tract and on the North margin of County Road 4371, said corner being the NEC of a 4 acre tract described as Tract 1 in a conveyance from The Estate of Irene Christian to Maxine Christian, dated May 18, 1995, recorded in Vol. 786, Page 504, Deed Records, Shelby County, Texas;

THENCE N. 89 deg. 23 min. 55 sec. W. 206.60 ft., with the SBL of the 7 acre tract and the NBL of the 4 acre tract to a 1/2 inch iron rod set for corner;

THENCE N. 03 deg. 24 min. 22 sec. E. 323.27 ft., across the 7 acre tract to a 1/2 inch iron rod set for corner on the NBL of the 7 acre tract and the SBL of the 31.4 acre tract;

THENCE N. 89 deg. 00 min. 00 sec. E. (REF) 195.70 ft., with the NBL of the 7 acre tract and the SBL of the 31.4 acre tract to the Place of Beginning, containing 1.503 acres of land, more or less.

Surveyed by Steve Roan, Registered Professional Land Surveyor of the State of Texas, No. 2043, on November 17, 2014.

SECOND TRACT: BEING a 40 foot access easement, a part of the D.T.F. YORDT SURVEY, A-830, Shelby County, Texas, and being the land described in the Warranty Deed from J. R. Christian and wife, Irene Christian to Charlie B. Christian dated December 20, 1967, recorded in Vol. 454, Page 444, Deed Records, Shelby County, Texas.