

16-0009FC

February 1, 2016

Freeman Thomas and wife, Kacey L. Thomas
PO Box 921
Tenaha, Texas 75974-0921

FILED FOR RECORD
SHELBY COUNTY, TEXAS

2016 FEB 8 AM 10 30

JENNIFER L. FOUNTAIN
COUNTY CLERK
Jennifer Fountain
DEPUTY

NOTICE OF TRUSTEE'S SALE

You, Freeman Thomas and wife, Kacey L. Thomas, are hereby notified that on Tuesday, the 1st day of March, 2016, not earlier than 1:00 p.m. nor later than 4:00 p.m., at the Shelby County Courthouse, 200 St. Augustine Street, #B, Center, Texas, County of Shelby, State of Texas, 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 an Real Estate Lien Note dated August 13, 2009 secured by a Deed of Trust, executed by Freeman Thomas and wife, Kacey L. Thomas to First National Bank of Hughes Springs, File Number 2009007105 Real Property Records, Shelby County, Texas, in the amount of \$55,000.00 is now due and payable. First National Bank of Hughes Springs has requested me, the undersigned, to enforce the Real Estate Lien Note and Deed of Trust by selling the real property because you are in default in the non-payment of ad valorem taxes of the note described in said Real Estate Lien Note and Deed of Trust.

Your debt was accelerated as you were notified by notice dated December 28, 2015. As of today's date, you now owe the sum of \$47,258.84.

The beneficiary of the Deed of Trust appointed and substituted me, the undersigned, a trustee under the Deed of Trust by a substitution dated November 19, 2015. As substitute trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

With kindest regards, I am

Very truly yours,



Rick D. Shelton
Substitute Trustee

CMRRR #7013 2630 000 7048 0667

IBIT "A"

BEING 0.95 acre of land, more or less, in the TOWN OF TENAHA, TEXAS, in the W. C. CRENSHAW SURVEY, A-129, Shelby County, Texas; and being the same land described in deed from Marvin Hooker and wife Dixie Ruth Hooker to Lynn Tatom and wife Dorothy Tatom dated June 14, 1966, recorded Vol. 441, Page 116, Deed Records, Shelby County, Texas; and being described as follows:

- BEGINNING in the West edge of Tenaha and Center Road at the N. E. corner of H. C. Parker tract;
- THENCE Northward 100 feet with the West edge of Tenaha and Center Road an iron stake;
- THENCE Westward (a little S. W.) 110 vrs. an iron stake on the East edge of Second Street;
- THENCE Southward (a little S. E.) 100 feet to H. C. Parker's N. W. corner;
- THENCE Eastward with H. C. Parker's North line 110 vrs. to the PLACE OF BEGINNING containing 0.95 acre of land, more or less.

SAVE LESS & EXCEPT:

BEING 0.2755 acres of land, more or less, a part of the W.C. Crenshaw Survey, A-129, Shelby County, Texas, and being a part of the 0.95 acre tract of land described in the Deed from Lonnie E. Jackson Jr. and wife, Patsy Jackson to Joann Norris, dated November 4, 1993, recorded in Volume 760, Page 783, Deed Records of Shelby County, Texas, and being described by metes and bounds as follows, to-wit:

- Beginning in the East edge of South Main Street an iron stake for corner, also being the NWC of the above described 0.95 acre tract of land;
- Thence Southward (a little S.E.) 100 feet to H.C. Parker's N.W. Corner an iron stake for corner, also being the SWC of said 0.95 acre tract described herein;
- Thence Eastward with H.C. Parker's North Line and the South line of said 0.95 acres a distance of 120 feet to an iron stake for corner;
- Thence Northward parallel with South Main Street 100 feet to an iron stake in the North line of the above described 0.95 acre tract of land;
- Thence Westward along and with the North line of said 0.95 acre tract, also being the South line of the J.R. Hudson lot a distance of 120 feet to the point of beginning, containing 0.2755 acres of land, more or less.