

17-0004FC

Notice of Foreclosure Sale

March 3, 2017

FILED FOR RECORD
SHELBY COUNTY, TEXAS

2017 MAR 3 AM 11 56

Deed of Trust ("Deed of Trust"):

Dated: 01/09/2015

Grantor: Justin M. Hughes and Elizabeth M. Hughes

Trustee: Deck Jones

Lender: Zannie Hughes

Recorded in: 2015000124 of the real property records of Shelby County, Texas

Legal Description: See Exhibit A, attached

Secures: Promissory Note ("Note") in the original principal amount of \$25,500.00, executed by Justin M. Hughes and Elizabeth M. Hughes ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, 04/04/2017


Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: Outside the front entrance of the Shelby County Courthouse, 200 San Augustine St., Center, Texas

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Zannie Hughes's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Zannie Hughes, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Zannie Hughes's election to proceed against and sell both the real property and

JENNIFER L. FOUNTAIN
COUNTY CLERK
BY  DEPUTY

any personal property described in the Deed of Trust in accordance with Zannie Hughes's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

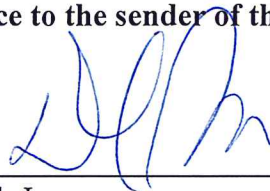
If Zannie Hughes passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Zannie Hughes. 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 "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.



Deck Jones
713 Tenaha St.
Center, Texas 75935
Telephone (936) 598-5737
Telecopier (936) 598-5859

EXHIBIT A

All that certain tract of land situated in Shelby County, Texas, on the EVERETT RITTER SURVEY, A-584, and being 0.7434 acre(s) or 23, 384 square feet of land, more or less, and being the land described in the deed from Victor Cooper et ux, to Robert D. Litson and/or Hester L. Litson, dated December 29, 1981, recorded in Vol. 600, Page 198, Deed Records, Shelby County, Texas, and being the land described in the deed from Huey Paul Jones et ux, to Robert Litson et ux, dated April 30, 1976, recorded in Vol. 519, Page 488, deed Records, Shelby County, Texas, and being described by Metes and Bounds as follows, to-wit:

BEGINNING at a ½ inch pipe found for the East common corner of Lot 83 and Lot 84 of the above referenced property in the West margin of Rolling Hills Drive, Rolling Hills Subdivision, Unit 2, and unrecorded subdivision;

THENCE South 00 degrees 58 minutes 00 seconds East with the margin of the said street a distance of 90 feet to a ½ inch iron rod set for the corner

THENCE South 89 degrees 02 minutes 00 seconds West along the line of Lot 82 of the said subdivision, a distance of 120 feet to a ½ inch iron rod set for the corner

THENCE North 00 degrees 58 minutes 00 seconds West along the west line of the Lots 83 through 85 a distance of 270 feet to a ½ inch iron rod set for the corner

THENCE North 89 degrees 02 minutes 00 seconds East along the line of the said Lot 85 A distance of 120 feet to a iron rod set for the corner

THENCE South 00 degrees 58 minutes 00 seconds East a distance of 180 feet to the Point of Beginning, containing 0.7434 acre of land, more or less.