

18-0018 FC

July 30, 2018

Billy J. Hughes and Melissa R. Hughes  
200 PR 303  
Joaquin, Texas 75954

FILED FOR RECORD  
SHELBY COUNTY, TEXAS  
2018 AUG 7 AM 11 00

JENNIFER L. MOUNTAIN

**NOTICE OF TRUSTEE'S SALE**

BY \_\_\_\_\_ DEPUTY

You, Billy J. Hughes and Melissa R. Hughes, are hereby notified that on Tuesday, the 4th day of September, 2018, not earlier than 1:00 p.m. nor later than 4:00 p.m., at the location designated by the Commissioner's Court dated August 14, 2000, Book 893, Page 644 or as designated by the County Commissioner or as designate by the County Commissioner. 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 December 5, 2011 secured by a Deed of Trust, executed by Billy J. Hughes and Melissa R. Hughes to First National Bank of Hughes Springs, File Number 201122613 Real Property Records, Shelby County, Texas, in the amount of \$76,142.00 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.

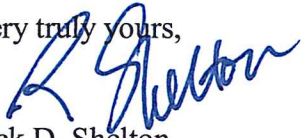
Your debt was accelerated as you were notified by notice dated July 30, 2018. As of today's date, you now owe the sum of **\$47,254.37**.

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 23, 2017. 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 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.

With kindest regards, I am

Very truly yours,



Rick D. Shelton  
Substitute Trustee  
CMRRR #7016 0750 0001 0345 3992

EXHIBIT "A"

FIRST TRACT: BEING a description to 4.628 acres of land in the C. E. Henry Survey A-346, Shelby County, Texas, and being out of and part of a 55.7724 acre tract, Block #1 described in a deed from Kit Carter to HDH Land and Timber dated October 15, 2001, recorded in Volume 923, Page 509, of the Deed Records of said county and is further described by metes and bounds as follows to-wit:

BEGINNING: At a 1/2" iron rod with cap set for the south corner of this tract and for the southeast corner of a 2.000 acre tract surveyed May 8, 2007, from which a 1/2" iron rod with cap found for the southwest corner of said 2.000 acre tract and for the southeast corner of a 3.023 acre tract surveyed May 8, 2007, brs. S 71° 51' 21" W 117.20'.

THENCE: N 16° 55' 01" E 550.32' to a 1/2" iron rod with cap set for the north corner of this tract and for the northeast corner of said 2.000 acre tract in the south right of way line of a 30.00' wide road easement.

THENCE: S 67° 57' 52" E 70.34' to a 1/2" iron rod with cap set for an interior angle corner for this tract in said right of way line.

THENCE: N 24° 27' 21" E 25.65' to a 1/2" iron rod with cap set for an angle corner for this tract and in said right of way line.

THENCE: S 66° 33' 54" E 379.17' to a 1/2" iron rod with cap set in the northeast boundary line of this tract in said right of way line.

THENCE: S 64° 34' 30" E 184.60' to a 1/2" iron rod with cap set in the northeast boundary line of this tract in said right of way line.

THENCE: S 65° 12' 43" E 66.20' to 1/2" iron rod with cap set for the east corner of this tract in said right of way line.

THENCE: S 71° 51' 21" W at 334.51' pass a 1/2" iron rod found in the southeast boundary line of this tract continuing for a total distance 853.08' to the POINT OF BEGINNING containing 4.628 acres of land.

SECOND TRACT: 1.4333 ACRE TRACT - 30.00' WIDE ROAD EASEMENT

BEING a description to 1.433 acres of land being a 30.00' wide road easement in the C. E. HENRY SURVEY, A-346 and the P. H. DONAHOE SURVEY, A-970, Shelby County, Texas, and being out of and part of a 55.7724 acre tract described as Block #1 in a deed from Kit Carter to HDH Land and Timber dated October 15, 2001, and recorded in Volume 923, Page 509 of the Deed Records of said county and is further described by metes and bounds as follows to-wit:

BEGINNING: At a point for the Southeast corner of this tract in the North right of way line of State Highway #84 from which a 1/2" iron rod found brs. N 73° 35' 00" E 464.07'.

THENCE: S 73° 35' 00" W 31.34' to a point for the Southwest corner of this tract in said right of way line from which a concrete right of way marker found brs. S 73° 35' 00" W 536.17'.

THENCE: Calls along the West boundary line of this tract as follows:

- 2.) N 33° 14' 10" W 218.91'
- 3.) N 37° 05' 51" W 57.55'
- 4.) N 55° 42' 57" W 62.95'
- 5.) N 75° 57' 14" W 161.37'
- 6.) N 68° 15' 59" W 265.17'
- 7.) N 65° 12' 43" W 236.05'
- 8.) N 64° 34' 30" W 184.60'
- 9.) N 66° 33' 54" W 379.17'
- 10.) S 24° 27' 21" W 25.65'
- 11.) N 67° 57' 52" W 290.56'

12.) N 17° 48' 14" E 212.83' to a point for the Northwest corner of this tract in the South boundary line of a 2.366 acre tract surveyed this day.

THENCE: S 65° 09' 16" E 30.23' to a point for the Northeast corner of this tract and for the Northwest corner of an Oil Well Pad in the South boundary line of said 2.366 acre tract.

THENCE: Calls along the East boundary line of this tract as follows:

- 14.) S 17° 48' 14" W 181.26'
- 15.) S 67° 57' 52" E 233.94'
- 16.) N 24° 27' 21" E 26.36'
- 17.) S 66° 33' 54" E 28.97'
- 18.) S 66° 33' 54" E 380.19'
- 19.) S 64° 42' 55" E 237.20'
- 20.) S 65° 12' 43" E 182.83'
- 21.) S 68° 15' 59" E 262.36'

- 22.) S 75° 57' 14" E 164.71'
- 23.) S 55° 42' 57" E 73.22'
- 24.) S 37° 05' 51" E 63.48'

25.) S 33° 14' 10" E 228.99' to the POINT OF BEGINNING, containing 1.433 acres of land.