

17-00010FC

FILED FOR RECORD
SHELBY COUNTY, TEXAS

March 15, 2017

Billy J. Hughes and Melissa R. Hughes
200 PR 303

2017 MAR 20 AM 9 41

Joaquin, Texas 75954

JENNIFER L. FOUNTAIN
COUNTY CLERK

NOTICE OF TRUSTEES SALE DEPUTY

You, Billy J. Hughes and Melissa R. Hughes, are hereby notified that on Tuesday, the 2nd day of May, 2017, 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 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 March 15, 2017. As of today's date, you now owe the sum of \$52,968.23.

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.

With kindest regards, I am

Very truly yours,



Rick D. Shelton
Substitute Trustee

CMRRR #7016 0340 0000 7085 0704

FIRST TRACT: BEING a description to 4.628 acres of land in the C. E. Henry Survey A-346, Shelby County, Tennessee, 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 454.07'.

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 213.91'
- 3.) N 37° 05' 51" W 57.55'
- 4.) N 55° 42' 57" W 62.95'
- 5.) N 75° 57' 14" W 151.37'
- 6.) N 68° 15' 59" W 265.17'
- 7.) N 65° 12' 43" W 235.05'
- 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° 43' 14" E 212.83' to a point for the Northwest corner of this tract in the South boundary line of a 2.356 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 2.356 acre tract.

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

- 14.) S 17° 43' 14" W 131.25'
- 15.) S 67° 57' 52" E 233.94'
- 16.) N 24° 27' 21" E 25.35'
- 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 252.35'

- 22.) S 75° 57' 14" E 164.71'
- 23.) S 55° 42' 57" E 72.22'