

18-0817 FC

Mortgagor:	The First National Bank of Hughes Springs	
Property Mailing Address:	337 Tennessee Road, Tenaha, Texas 75974	RECORDED FOR RECORD
Client Loan No.:	12027359018	SHELBY COUNTY, TEXAS
Our File No.:	G1246	
Cause No.:	18CV34397	2018 AUG 7 AM 11 00

NOTICE OF SUBSTITUTE TRUSTEE SALE
(See TEX. CONST. art. XVI, § 50(a) Order attached)

See Deed of Trust Recorded In: Clerk's #Volume 1070 Page 232, Shelby County, Texas

Current Mortgagor(s): The First National Bank of Hughes Springs

Current Mortgagee: Tony Garrett and Pamela Garrett, Debtors

Legal Description of Subject Property: SEE ATTACHED ADDENDUM

Date of Sale: September 4, 2018


Earliest Time Sale Will Begin: 1:00 p.m. (The sale will be conducted within hours after this time.)

Location of Sale: On the steps in the area within 100 feet of the southeastern front door of the Shelby County Courthouse provided for the holding of District, Court, or if the preceding area is no longer the designated area, then the area most recently designated by the County Commissioner's Court.

The designated Trustee or Substitute Trustee(s) will sell the property "AS IS" by public auction for cash to the highest bidder at the place, date and time specified above.

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.

Dated this 31 day of July, 2018.


 Rick D. Shelton – Substitute Trustee

CMRRR #7016 0750 0001 0345 3978 AND REGULAR MAIL

EXHIBIT "A"

ALL THAT CERTAIN tract or parcel of land, lying and being situated in Shelby County, Texas, and a part of the JOSHUA SMITH SURVEY, described as follows, to-wit:

BEING one (1) acre of land out of a 3-1/5 acre tract, a part of the JOSHUA SMITH SURVEY, described in deed from L. M. Nelson, Sr. et ux, to H. A. Parrish, recorded in Volume 251, Page 322, of the Deed Records of Shelby County, Texas, said one acre being described by metes and bounds as follows:

BEGINNING at the N W corner of the Van Smith place on H. A. Parrish place on the public road;

THENCE S 55 W with its S. E. Line 105 yds a stake in Santa Fe right-of-way;

THENCE N 33 W with right-of-way 46-1/2 yds to stake for corner in said right-of-way;

THENCE N 55 E through said 3-1/5 acre tract of land 105 yds to stake for corner on the E. E. line of same in public road;

THENCE S 40 E with public road 46-1/2 yds to the PLACE OF BEGINNING, containing one acre, more or less, LESS a small portion of said one acre given to highway, and being the same portion of said one acre given to highway, and being the same land described in deed from Morris A. Neal, et ux, to Clifton E. Agnew, et ux, Sarah J. Agnew, dated December 12, 1961, recorded in Volume 395, Page 433 of the Deed Records of Shelby County, Texas; and being the same land described in the deed dated July 23, 1949, from C. S. Lane and wife, Leatrice Lane, to E. D. Koonce recorded in Volume 287, at Pages 180-181, of the Deed Records of Shelby County, Texas, reference being here made to said deeds and records thereof for further description and all other purposes; and being the same land described in the deed from Sarah J. Agnew, also known as Sarah Jane Agnew, to Ethel Irene Garrett and Bobby Gean Agnew, dated March 28, 1990, and recorded in Vol. 177, Page 95, Deed Records of Shelby County, Texas; and being the same land described in the deed from Ethel Irene Garrett and Bobby Gean Agnew to Pamela Reed, a single woman, dated September 14, 1995, and recorded in Vol. 792, Page 558, Real Property Records of Shelby County, Texas.