

Mortgagor: The First National Bank of Hughes Springs  
Property Mailing Address: PO Box 537, Linden, Cass County, Texas 75563  
Client Loan No.: 60101043  
Our File No.: G1348  
Cause No.: 19C541

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

See Deed of Trust Recorded In: File Number 2015007186, Cass County, Texas

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

Current Mortgagee: Gary Arnold

Legal Description of Subject Property:

22.75 ACRES OF LAND, MORE OR LESS, IN THE WILLIAM F. YOUNG SURVEY, ABSTRACT NO. 1163, CASS COUNTY, TEXAS AND BEING THE SAME DESCRIBED IN WARRANTY DEED FILED OF RECORD UNDER CASS COUNTY CLERK'S FILE NO. 2007000551. OFFICIAL PUBLIC RECORDS, CASS COUNTY, TEXAS AND COPY ATTACHED HERETO FOR A MORE COMPLETE DESCRIPTION.


Date of Sale: April 7, 2020

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

Location of Sale: Cass County Courthouse (north entrance) in the City of Linden, County of Cass, State of Texas OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

Dated this February 25, 2020

  
Rick D. Shelton Substitute Trustee

CMRRR #7016 0750 0001 0328 4718

2020 FEB 25 AM 8:57

FILED FOR RECORD

ALL THAT CERTAIN 22.75 ACRE TRACT OF LAND IN THE WILLIAM F. YOUNG SURVEY, ABSTRACT 1163, CASS COUNTY, TEXAS. BEING ALL THE LAND DESCRIBED AS 22.60 ACRES IN VOLUME 605, PAGE 686, CASS COUNTY DEED RECORDS. SAID 22.75 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING AT: A 1/2" re-bar with cap set on the North Right of Way line of Texas Farm to Market Road 1399 and the East side of Cass County Road 2358 for the Southeast corner of a called 20.00 acre tract described in Volume 745, Page 629, and the Southwest corner of this tract. A 1/2" re-bar found lies N 01° 25' 00" W, 0.72 ft.;
- THENCE: N 01° 25' 00" W, (Record Bearing Source: Deed Recorded in Volume 805, Page 686, Cass County Deed Records) along the East side of said County Road, 1604.26 ft. to a 1" iron rod found at a concrete monument for an ell corner of the said called 20.00 acre tract and the Northwest corner of this tract;
- THENCE: N 81° 34' 55" E, 986.85 ft. to a 1" iron pipe found on the West line of a called 259.74 acre tract described in Volume 634, Page 550, for the Southeast corner of a called 20.00 acre tract described in Volume 748, Page 331, and the Northeast corner of this tract;
- THENCE: S 01° 09' 40" W, 558.90 ft. to a 1/2" re-bar with cap set for an ell corner of said called 259.74 acre tract and the Most Eastern Southeast corner of this tract;
- THENCE: N 89° 28' 58" W, 546.25 ft. to a 1/2" iron bolt found for the Most Western Southwest corner of said called 259.74 acre tract and an ell corner of this tract;
- THENCE: S 00° 19' 02" E, 1470.19 ft. to a 1/2" re-bar with cap set on the North Right of Way of said Farm to Market Road for the Southwest corner of said called 259.74 acre tract and the Most Southern Southeast corner of this tract. A 1" iron pipe found at a concrete monument lies S 00° 19' 02" E, 1.49 ft.;
- THENCE: Along the North Right of Way of said Farm to Market Road along a curve to the left having a radius of 2332.38 ft., an arc length of 292.41 ft. to a concrete monument found;
- THENCE: N 56° 55' 08" W, along said Right of Way 183.37 ft. to the Place of Beginning containing 22.75 acres of land, more or less.