

November 26, 2019

Charles W. Griffin
Shannon L. Griffin
219 CR 2863
Hughes Springs, Texas 75656

NOTICE OF TRUSTEE'S SALE

You, Charles W. Griffin and wife, Shannon L. Griffin, are hereby notified that on Tuesday, the 7th day of January, 2020, not earlier than 1:00 p.m. nor later than 4:00 p.m., at the North door of the Cass County Law Enforcement & Justice Center located at 604 Hwy 8, in the City of Linden, County of Cass, 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, July 7, 2016, secured by a Deed of Trust, executed by Charles W. Griffin and wife, Shannon L. Griffin to First National Bank of Hughes Springs, File Number 2016003631 Real Property Records, Cass County, Texas, in the amount of \$109,000.00 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 on the note described in said Real Estate Lien Note and Deed of Trust.

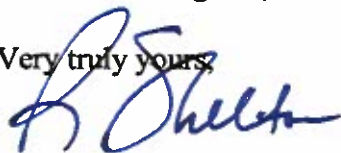
Your debt was accelerated as you were notified by notice dated October 29, 2019. As of today's date, you now owe the sum of \$104,352.82.

The beneficiary of the Deed of Trust appointed and substituted me, the undersigned, a trustee under the Deed of Trust by a substitution dated September 11, 2018. 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 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 IMMEDIATELY.

With kindest regards, I am

Very truly yours,



Rick D. Shelton
Substitute Trustee

CMRRR #7016 0750 0001 0328 4992

CASS COUNTY CLERK
AMY L. VARNELL

2019 DEC -2 AM 9:31

FILED FOR RECORD

TRACT 1

All that certain lot, tract or parcel of land situated in Cass County, Texas, being Lot #2 Block B, Springfield Heights Addition, as shown in volume 2, Page 95, Plat Records, Cass County, Texas, and being the same tract as described in a Warranty deed from Leon Hockett and wife, Helen Louise Hockett, dated 9/22/1976, and recorded in Volume 589, Page 861, Deed Records, Cass County, Texas.

TRACT 2

All that certain lot or parcel of land situated in the Edward West Survey, A-1080, Cass County, Texas, and being Lot #3, Block B, Springfield Heights Addition and being the same lot described in a Deed from Buck Florence to W. Van Humphrey and recorded in Volume 599, Page 714, Deed Records, Cass County, Texas.

Less and Except from Lot #3

The South 25 ft. of Lot 3, Block B, as conveyed in Warranty Deed from Donald W. Humphrey and wife, Carol Humphrey, to Lyle Schindler and wife, Betsy Schindler dated 6/24/1983, recorded in Volume 722, Page 562, Deed Records, Cass County, Texas.