

March 8, 2017

William Dudley  
Sasha Cline Dudley  
1047 CR 2985  
Hughes Springs, Texas 75656

FILED FOR RECORD  
2017 MAR 13 AM 10:39  
JAMIE A. O'RAND  
CASS COUNTY CLERK

### NOTICE OF TRUSTEE'S SALE

You, William Dudley and wife, Sasha Cline Dudley, 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 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 August 21, 2008 secured by a Deed of Trust, executed by William Dudley and wife, Sasha Cline Dudley to First National Bank of Hughes Springs, File Number 2008004539 Real Property Records, Cass County, Texas, in the amount of \$39,900.00 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 8, 2017. As of today's date, you now owe the sum of \$31,928.26.

The beneficiary of the Deed of Trust appointed and substituted me, the undersigned, a trustee under the Deed of Trust by a substitution dated January 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 4062 4834

Property (including any improvements):

All that certain tract or parcel of land situated in the C. S. White Survey, Abstract 1154, Cass County, Texas, and more particularly described as follow:

Beginning at a stake in the East line of a 111.1 acre tract formerly owned by Elmer Amox and others and in the East line of said 46.3 acre tract; said stake being 148.5 feet South  $3^{\circ} 56'$  West from the Northeast corner of said 46.3 acre tract and from the South line of the Turkey Creek Public Road;

Thence: South along the East line of said 46.3 acre tract, 233.5 feet to a stake for corner;

Thence: North  $79^{\circ} 40'$  West 400 feet to a stake in the East line of Plum Street;

Thence: North  $24^{\circ} 45'$  East 206 feet to a stake for corner;

Thence: South  $85^{\circ} 40'$  East 315 feet to the Place of Beginning, and containing 1.70 acres of land, more or less, and being described as Lot #5, Plumnelly Addition, as subdivided and platted by Vance K. Jenkins and as shown in the Plat Records, Cass County, Texas, Plat Book 1, Page 186, reference to which is here made for all purposes.

REGIONS MORTGAGE (UPN)  
SAVAGE, JIMMY  
ROUTE 1 BOX 279, ATLANTA, TX 75551

CONVENTIONAL  
Firm File Number: 12-007046

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on February 8, 2001, JIMMY SAVAGE, JOINED HEREIN BY SHERYL SAVAGE, HIS WIFE, as Grantor(s), executed a Deed of Trust conveying to LLOYD C. CHAMPION, as Trustee, the Real Estate hereinafter described, to REGIONS BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of CASS COUNTY, TX and is recorded under Clerk's File/Instrument Number 006679 Volume 1126, Page 834, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, May 2, 2017 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Cass county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Cass, State of Texas

DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: ROUTE 1 BOX 279  
ATLANTA, TX 75551  
Mortgage Servicer: REGIONS MORTGAGE  
Notcholder: REGIONS MORTGAGE, INC.  
7130 GOODLETT FARMS PARKWAY  
A4W  
CORDOVA, TENNESSEE 38016

The Mortgage Servicer is authorized to represent the Notcholder by virtue of a servicing agreement with the Notcholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.



SUBSTITUTE TRUSTEE  
Pat Walker or Sue Spasic  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

**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 military service to the sender of this notice immediately.**

FILED FOR RECORD  
2017 MAR 30 AM 11:07  
JAMIE A. ORLAND  
CASS COUNTY CLERK

## EXHIBIT A

All that certain 39.45 acre tract or parcel of land being situated in the Patrick W. Birmingham Survey, Abstract 55, located on the South side of State Highway 77, about 5 miles East of Douglassville, Texas, being all of the two tracts of land conveyed by Tom Blaydes and wife to Don Carroll Hates by Deed appearing in Volume 269, Page 321 and in Volume 336, Page 46 of the Deed Records of Cass County, Texas, said tracts being a part of a called 64.6 acre tract conveyed by J. L. Cross and wife to Tom Blaydes by Deed shown in Volume P-8, Page 542, of the Deed Records of Cass County, Texas, and being more fully described by metes and bounds as one tract as follows:

Beginning: at a 3/4 inch iron pipe found in the East line of said Birmingham Survey, being the Northeast corner of a 54.5 acre tract for E. L. Cross same being the Southeast corner of this tract,

Thence N 89° 34' 22" W 1337.81 feet generally with a fence and the North line of said Cross tract to a 5/8 inch iron rod set in the center of County Road 3216 for the Southwest corner of this tract,

Thence N 10° 28' 02" E 189.73 feet with the center of said road to a 5/8 inch iron rod found for an angle point,

Thence N 08° 13' 56" E 461.98 feet with the center of said road to a 5/8 inch iron rod found for an angle point,

Thence N 01° 40' 06" E 108.60 feet with the center of said road to a 5/8 inch iron rod found for an angle point,

Thence N 04° 21' 17" W 311.82 feet with the center of said road to a 5/8 inch iron rod found for an angle point,

Thence N 08° 25' W 483.46 feet with the center of said road to a 5/8 inch iron rod set for the Northwest corner of this tract,

Thence S 87° 10' 19" E 543.70 feet generally with a fence and the South boundary line of County Road 3217 to a 5/8 inch iron rod set in the South right-of-way of State Highway 77 for a corner,

Thence S 53° 03' 58" E 1351.23 feet with the South right-of-way of said Highway, to a 1/2 inch iron rod found for the Northeast corner of this tract,

Thence S 00° 36' 56" W 926.69 feet with the East line of said Birmingham Survey, to the Point of Beginning, and containing 39.45 acres of land, more or less,