

December 6, 2017

Chad M. Belford and Elizabeth V. Belford
23 CR 1349
Linden, Texas 75563

FILED FOR RECORD
2017 DEC 11 AM 10:35
AMY L. VARNELL
CASS COUNTY CLERK

NOTICE OF TRUSTEE'S SALE

You, Chad M. Belford and wife, Elizabeth V. Belford, are hereby notified that on Tuesday, the 6th day of February, 2018, 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 Promissory Note Mechanic's Lien Note dated, July 19, 2011 secured by a Deed of Trust, executed by Chad M. Belford and wife, Elizabeth V. Belford to First National Bank of Hughes Springs, File Number 2011003463 Real Property Records, Cass County, Texas, in the amount of \$122,000.00 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 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 December 6, 2017. As of today's date, you now owe the sum of \$108,568.49

The beneficiary of the Deed of Trust appointed and substituted me, the undersigned, a trustee under the Deed of Trust by a substitution dated November 14, 2017. 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 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

With kindest regards, I am

Very truly yours,


Rick D. Shelton
Substitute Trustee

CMRRR #7016 0750 0001 0345 0793

Property (including county):

All that certain 10.00 acre tract of land, being a part of that called 71.71 acre tract of land in the Evan Watson Survey, A-1077, Cass County, Texas, described in Vol. 871, Pg. 590, Cass County Deed Records, said 10.00 acre tract of land being more particularly described as follows (Bearing Basis: 871/590);

Commencing at A ½" iron rod found in the centerline of Cass County Road No. 1347 for the Southwest corner of a called 13.87 acre tract described in the Instrument No. 2607004813, a ¼" iron pipe bears N 04 degrees 03' E, 50.6 feet, a "T" post bears S 04 degrees 38' W, 30.4 feet;

Thence: Along and with the centerline of said County Road No. 1347 as follows: S 58 degrees 31' 32" E, 494.93 feet to a ½" iron rod found for the Southeast corner of Instrument No. 2007004873, also the Southwest corner of 871/590; S 55 degrees 43' 00" E, 56.86 feet to a ½" iron rod set for the Southwest corner of this tract a ½" iron rod set for reference bears N 05 degrees 51' 00" E, 25.00 feet;

Thence: N. 05 degrees 51' 00" E, 1119.61 feet with a new line to a ½" iron rod set for the Northeast corner of this tract;

Thence: East, 387.95 feet with a new line to a ½" iron rod set on the West side of Cass County Road No. 1349, for the Northeast corner of this tract, a ½" iron rod found on the West side of County Road No. 1349 bears N 08 degrees 46' 34" E, 2679.0 feet;

Thence: S 08 degrees 46' 34" W, 1358.76 feet with the East line of 871/590 to a ½" iron rod set in the centerline of County Road No. 1347 for the Southwest corner of this tract and 871/590;

Thence: N 48 degrees 51' 00" W, 194.44 feet to a ½" iron rod set in the County Road 1347 for an angle corner of this tract;

Thence: N 55 degrees 43' 00" W, 179.53 feet to the POINT OF BEGINNING, containing 10.00 acres of land, more or less.