

November 26, 2019

Barbara Voight
1402 East 1st Street
Hughes Springs, Texas 75656

FILED FOR RECORD
2019 DEC -2 AM 10:28
AMY L. VARNELL
CASS COUNTY CLERK

NOTICE OF TRUSTEE'S SALE

You, Barbara Voight, 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 Courthouse, 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 Extension of Real Estate Note dated January 20, 2015, secured by a Deed of Trust, executed by Barbara Voight to First National Bank of Hughes Springs, File Number 2010003719 Real Property Records, Cass County, Texas, in the amount of \$66,181.83 is now due and payable. First National Bank of Hughes Springs has requested me, the undersigned, to enforce the Promissory 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 July 27, 2019. As of today's date, you now owe the sum of \$67,610.47.

The beneficiary of the Deed of Trust appointed and substituted me, the undersigned, a trustee under the Deed of Trust by a substitution dated July 1, 2019. 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 4497

ADDENDUM

All that certain tract or parcel of land situated in Cass County, Texas, being a part of the Joseph Burleson Survey Abstract No. 66 and being more particularly described as follows

BEGINNING at the intersection of the EBL of North Estes Drive and the NBL of Highways Nos. 49 and 11;

THENCE: N. along the EBL of North Estes Drive 200-3/4 ft. to the SBL of a tract of land described in a deed to Huey P. Byrd, recorded in Vol. 520, Page 629, Deed Records, Cass County, Texas;

THENCE: E. 142 ft. along and with the SBL of said Byrd tract to a post in the old existing fence line for a ~~corner~~;

THENCE: In a Southeasterly direction along and with the old existing fence to the corner of a chain link fence running East and West and the old existing fence;

THENCE: In a Southerly direction 88 ft. to the NBL of Highways Nos. 49 and 11;

THENCE: In a Westerly direction 155 ft. with the NBL of Highways Nos. 49 and 11 to the place of beginning.

Being the residue of that tract of land described in a warranty deed from G. T. Branch et ux Rhea to Johnnie Knowles dated December 7, 1944, recorded in Volume N-9, and being the same real property described in the warranty deed dated June 13, 1978 executed by Letha L. Knowles, individually and as sole beneficiary under the last will and testament Johnny J. Knowles, Deceased to Eldred M. Leftwich, recorded in Volume 613 at Page 134, Deed Records, Cass County, Texas.