

Mortgagor: The First National Bank of Hughes Springs
Property Mailing Address: PO Box 537, Linden, Cass County, Texas 75563
Client Loan No.: 71104206
Our File No.: G1503
Cause No.: 24C284

FILED FOR RECORD

2024 OCT 28 PM 3:49

AMY L. VARNELL
CASS COUNTY CLERK

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

See Deed of Trust Recorded In: File Number 2020000798, Cass County, Texas

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

Current Mortgagee: Alfred Campbell

Legal Description of Subject Property:

ALL THAT CERTAIN 1.00 ACRE TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE NORTHEAST PART OF THE LOWER WEST PART OF THE NICHOLAS EDGAR SURVEY, A-328, IN CASS COUNTY, TEXAS AND A COPY ATTACHED HERETO FOR A MORE COMPLETE DESCRIPTION.

Date of Sale: December 3, 2024

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 October 23, 2024



Rick D. Shelton – Substitute Trustee

CMRRR #7019 2280 0001 4803 5914

EXHIBIT A

All that certain 1.00 acre tract or parcel of land lying and situated in the Northeast part of the lower West part of the NICHOLAS EDGAR SURVEY, A-328, in Cass County, Texas, and located on the Easterly side of an oiled surfaced County Road and being a part of a certain 37 1/2 acre tract conveyed by W. E. Draper and wife, Era Draper to L. D. Grundy and wife, Idahlia Grundy by Warranty Deed dated February 14, 1964, and also being a part of the same land conveyed by Herman Richards et al to John Hunt by Warranty Deed dated August 30, 1949, and recorded in Vol. 255, page 231 in the Deed Records of Cass County, Texas, it being the intention of these field notes to correct the location of said 1.00 acre tract conveyed by L. D. Grundy and wife, Idahlia Grundy to D. P. Peoples and wife, Mildred Peoples by Warranty Deed dated April 15, 1969, and recorded in Vol. 517, page 406 of the Deed Records of Cass County, Texas, said 1.00 acre tract correctly described as follows:

BEGINNING at an iron rod for the Northwest corner of this tract and the Southwest corner of a 4.00 acre tract previously conveyed by Idahlia Grundy, surviving wife and sole heir of L. D. Grundy to Elbert A. Campbell by deed dated March 18, 1971, filed March 24, 1971, and recorded in Vol. 531, page 218 of the Deed Records of Cass County, Texas, said iron rod being on the Easterly side of an oiled surfaced County Road and located 1272.72 ft. West and 213.83 ft. S 12° 54' E from the re-entrant or ell corner of the Nicholas Edgar Survey;

THENCE S 12° 54' E with the Easterly side of said County Road 250.00 ft. to a stake set on same for the Southwest corner of this tract;

THENCE East on a new line 178.75 ft. to a stake for the Southeast corner of this tract;

THENCE N 12° 54' W on a line parallel to said road 250.00 ft. to a stake set on the South line of said Campbell 4.00 acre tract for the Northeast corner of this tract;

THENCE West with the South line of said 4.00 acre tract 178.75 ft. to the PLACE OF BEGINNING and containing 1.00 acre of land, more or less.