

July 29, 2024

Dovie Avon Vaughan
390 CR 2978
Hughes Springs, Texas 75656

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
2024 AUG -5 AM 9:00
AMY L. VARNELL
CASS COUNTY CLERK

You, Dovie Avon Vaughn, are hereby notified that on **Tuesday, the 3rd day of September 2024**, not earlier than 1:00 p.m. nor later than 4:00 p.m., North door on the steps of the 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 a Deed of Trust dated January 4, 2008, executed by Dovie Avon Vaughn to First National Bank of Hughes Springs, File Number 2008000115, Real Property Records, Cass County, Texas, in the amount of \$59,619.00 is now due and payable. First National Bank of Hughes Springs has requested me, the undersigned, to enforce the Deed of Trust by selling the real property because you are in default in the non-payment on the note described in said Deed of Trust.

Your debt was accelerated as you were notified by notice dated July 29, 2024. As of today's date, you now owe the sum of \$36,283.24.

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 23, 2024. 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 #7019 2280 0001 4803 6334

EXHIBIT A

Property (including any improvements):

All that certain 1.50 tract of land in the H.L. Ward Survey, Abstract 1132, Cass County, Texas. Being all of that called 1.50 acre tract described in Volume 923, Page 741, Cass County Real Property Records, being more particularly described by metes and bounds as follows:

BEGINNING AT: A point in the centerline of Cass County Road #2978 for the Northwest corner of this tract, a 1/2" re-bar found for reference bears, S 00° 54' 37" E (bearings based on monumented South line of this tract as described in Volume 923, Page 471), 18.19 ft., a 5/8" iron rod found for the Northwest corner of the H.L. Ward Survey, Abstract 1132 bears, N 72° 19' 26" W, 717.87 ft., the centerline intersection of Cass County Roads #2978 and #2980 bears, S 23° 38' W, 970 ft.;

THENCE: S 88° 52' 36" E, 301.13 ft. with the centerline of County Road #2978 to a point for the Northeast corner of this tract, a 1/2" re-bar found for reference bears, S 00° 50' 34" E, 18.82 ft.;

THENCE: S 00° 50' 36" E, 301.13 ft. to a 1/2" re-bar found for the Southeast corner of this tract;

THENCE: West, 300.72 ft. to a 1/2" re-bar found for the Southwest corner of this tract, a 1/2" re-bar found for the Northwest corner of a called 2.0 acre tract described in Volume 654, Page 170, bears East, 33.75 ft.;

THENCE: N 00° 54' 37" W, 220.70 ft. to the Place of Beginning containing 1.50 acre tract of land, more or less.