

April 2, 2025

Mr. Ruel Hayes Morton, Jr.
5152 Charma Valley Road
Ft. Worth, Texas 76244

Mrs. Angel Morton
5152 Charma Valley Road
Ft. Worth, Texas 76244

AMY L. VARNELL
CASS COUNTY CLERK

2025 APR -4 AM 8:04

FILED FOR RECORD

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

You, Ruel Hayes Morton, Jr. and Angel Morton, are hereby notified that on Tuesday, MAY 6, 2025, not earlier than 10:00 AM nor later than 4:00 PM at the following location: **IN CASS COUNTY, TEXAS IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT**, PURSUANT TO SECTION 51.002 OF TEXAS PROPERTY CODE, the undersigned, will sell at public auction to the highest bidder "AS IS" for cash the real property described below:

See Attached Exhibit

The sale will be made to satisfy the debt evidenced by a Real Estate Lien Note dated September 30, 2024 (the "Bill of Sale") executed and delivered by Ruel Hayes Morton, Jr. and Angel Morton and secured by a Deed of Trust, executed and delivered by Ruel Hayes Morton, Jr. and Angel Morton for the benefit of **KRISTOPHER ALLAN GOLDEN AND KAYLA GOLDEN** in the original principal aggregate sum not to exceed **ONE HUNDRED TWENTY THREE THOUSAND FIVE HUNDRED DOLLARS (\$123,500.00)**. Such Deed of Trust is filed for record and recorded in the Official Records of CASS County, Texas, as Document Number 2024006036. **KRISTOPHER ALLAN GOLDEN AND KAYLA GOLDEN** have requested me, the undersigned, to enforce the Bill of Sale and Deed of Trust by selling the real property because you are in default for the non-payment on the note described in said Bill of Sale and Deed of Trust.

Your debt was accelerated as you were notified by the notice dated FEBRUARY 21, 2025 and mailed to your last known address. As of today's date, you owe the sum of **\$123,500.00**.

The beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as a trustee under the Deed of Trust by a substitution dated APRIL 2, 2025. 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 FO 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 ACTIVE MILITARY DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

By: Matthew Golden
MATTHEW F. GOLDEN, Substitute Trustee

CMRRR: 9589 0710 5270 2121 5684 35 – Mr. Ruel Hayes Morton, Jr.
CMRRR: 9589 0710 5270 2121 5684 28 – Mrs. Angel Morton

AFTER RECORDING,

RETURN TO: Matthew Golden Law Firm, PLLC
P. O. Box 94
Hughes Springs, Texas 75656

EXHIBIT "A"

BEING all of an 9.19 acre tract out of a 11.41 acre tract as recorded in Volume 768, Page 740, Deed Records of Cass County, Texas, located in the Jas. Hamilton Survey, Abstract 462, and being further described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap "CEC 10194378" set in the Northern right-of-way line of F.M. 2888 for the Southeast corner and the Southwest corner of a 2.27 acre tract as recorded in Volume 1066, Page 856, Deed Records of Cass County, Texas;

THENCE S.77°59'06"W. along the Northern right-of-way line of F.M. 2888 a distance of 154.98 feet to a Fence post for the Southwest corner and the Southeast corner of a tract as described in Volume 689, Page 150, Deed Records of Cass County, Texas;

THENCE N.1°14'15"W. along the East line of the said tract described in Volume 689, page 150, Deed Records of Cass County, Texas, a distance of 1131.17 to a Fence Post for the Northwest corner and the Northeast corner of tract as recorded in Volume 689, Page 150, Deed Records of Cass County, Texas;

THENCE N.87°05'43"E. along the South line of a 91.675 acre tract as recorded in Volume 281, Page 218, Deed Records of Cass County, Texas, a distance of 447.09 feet to a Flat Iron Bar found for the Northeast corner and the Northwest corner of a 21.889 acre tract as recorded in Volume 1113, Page 362, Deed Records of Cass County, Texas;

THENCE S.2°02'23"E. along the West line of the said 21.889 acre tract a distance of 741.39 feet to 1/2 inch iron rod with cap set for the Northerly most Southeast corner, same being the Northeast corner of said called 2.27 acre tract;

THENCE S.77°52'56"W. 311.91 feet along the North line of said called 2.27 acre tract to a 1/2 inch iron rod with cap set for a corner, same being the Northwest corner of said called 2.27 acre tract;

THENCE S.1°28'07"E. 315.00 feet along the West line of said called 2.27 acre tract to the POINT OF BEGINNING containing 9.19 acres, more or less.