

June 23, 2025

JTD Management, Inc.
Timothy C. Thornton, President
3003 Chase Wood Way, Longview, Texas 75605

Timothy C. Thornton, Individually
3003 Chase Wood Way, Longview, Texas 75605

Kate W. Thornton, Individually
3003 Chase Wood Way, Longview, Texas 75605

FILED FOR RECORD
2025 JUN 27 AM 9:16
AMY L. VARNELL
CASS COUNTY CLERK

NOTICE OF TRUSTEE'S SALE

You, JTD Management, Inc., Timothy C. Thornton, President, Timothy C. Thornton, Individually, and Kate W. Thornton, Individually, are hereby notified that on Tuesday, the 2nd day of September, 2025, not earlier than 1:00 p.m. nor later than 4:00 p.m., at the North door 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 on payment and ad valorem taxes, evidenced by a Deed of Trust dated March 3, 2015, recorded at Document # 2015001279 Official Public Records, Cass County, Texas, executed by JTD Management, Inc., Timothy C. Thornton, President, Timothy C. Thornton, Individually, and Kate W. Thornton, Individually, to Mayo G. Kasling, Jr., Trustee for The First National Bank of Hughes Springs, in the amount of \$1,327,165.87 which 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 on payment and non-payment of ad valorem taxes on the note described in said *Deed of Trust*.

Your debt was accelerated as you were notified by notice dated June 23, 2025. As of today's date, you now owe the sum of \$181,185.55.

The beneficiary of the *Deed of Trust* appointed and substituted me, the undersigned, a trustee under the *Deed of Trust* by a substitution dated May 15, 2025. As substitute trustee, I am vested with and succeed to all the powers and duties given to the original trustee.



RICK D. SHELTON
Substitute Trustee



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON,
YOU MAY REMOVE OR STRIKE AND OF THE FOLLOWING INFORMATION
FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY
BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL
SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

EXTENSION OF REAL ESTATE NOTE AND LIEN

Date: July 27, 2020
Note #60086206



3 pgs
EXT

2020004333

Date: March 2, 2015
Original Amount: \$1,327,165.87
Grantor: JTD MANAGEMENT, INC., a Texas Corporation, acting herein
by and through its President, TIMOTHY C. THORNTON;
TIMOTHY C. THORNTON, Individually; and KATE W.
THORNTON, Individually
Payee: The First National Bank of Hughes Springs
Unpaid Principal Balance: \$1,137,388.29

Holder of Note and Lien: The First National Bank of Hughes Springs

Holder's Mailing Address (including county): P. O. Box 188, Hughes Springs,
Cass County, Texas 75656

Obligor: JTD MANAGEMENT, INC., a Texas Corporation, acting herein
by and through its President, TIMOTHY C. THORNTON;
TIMOTHY C. THORNTON, Individually; and KATE W.
THORNTON, Individually

Obligor's Mailing Address (including County): 507 E Watson Blvd, Daingerfield,
Morris County, Texas 75638

Note and Lien are described in the following documents, recorded in:

Deed of Trust recorded in Document #2015-000324, Volume 502, Page 207, Official Public Records,
Morris County, Texas Deed of Trust recorded in Document #2015001279, Official Public Records, Cass
County, Texas.

Property (including any improvements) subject to Lien:

TRACT 1:

A certain 2.983 acre tract of land located in the Lardin Martin Survey, A-698, in Cass County, Texas, being all of a called
2.984 acre tract of land conveyed from Texas HCP Holding, L.P., to JTD Management, Inc., by Deed dated November 28,
2001, recorded in Volume 1150, Page 526, of the Real Property Records of Cass County, Texas, said 2.983 acres of land
being more particularly described by metes and bounds as follows: (Bearing Basis: Astronomical North)

BEGINNING at a 1" iron pipe found on the existing East right-of-way line of F. M. Highway No. 161 (FM 161), 50 feet right, at
right angles from the existing centerline of FM 161, at centerline station 27+88.5, for the Northwest corner of this tract and
an ell corner of a tract of land conveyed to Lone Star Steel Company by deed recorded in Volume 302, Page 34, of the Deed
Records of Cass County, Texas, said iron rod being S 02°29'25" E 818.45 feet and N 87°30'35" E 50.00 feet from the
centerline intersection of FM 161 and Cass County Road No. 2885;

Thence: N 89°45'02" E 616.29 feet along the common line between this tract and said Lone Star Steel tract to a 1/4" iron rod
found for the Northeast corner of this tract and an ell corner of said Lone Star Steel tract;

Thence: S 00°51'13" E 211.38 feet continuing along said common line to a 1/4" iron rod found for the Southeast corner of
this tract and an ell corner of said Lone Star Steel tract;

Thence: S 89°35'51" W 610.21 feet continuing along said common line to a 5/8" iron rod found on said existing right-of-way
line, 50 feet right, at right angles from FM 161 centerline station 25+73.9, for the Southwest corner of this tract;

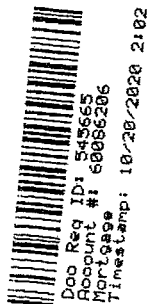
Thence: N 02°29'25" W 212.61 feet along said existing right-of-way line to the POINT OF BEGINNING, containing 2.983 acres
of land, more or less.

TRACT 2:

A certain 1.682 acre tract of land located in the Allen Arguham Survey, A-295, in Morris County, Texas, being all of a tract of
land conveyed from Texas HCP Holding, L.P., to JTD Management, Inc., by deed dated November 28, 2001, recorded in Vol.
315, page 762 of the Deed Records of Morris County, Texas, said 1.682 acres of land being more particularly described by
metes and bounds as follows: (Bearing Basis: Astronomical North)

BEGINNING at a 5/8" iron rod set at the intersection of the existing North right of way line of State Highway No. 11 (SH 11)
and the existing West right of way line of State Street (Previously State Highway No. 48), 90 feet left, at right angles from SH
11 centerline station 350+00, for the Southwest corner of this tract;

THENCE N 74°03'49" W 437.00 feet along the said existing right of way line of SH 11, to a railroad spike set for the
Southwest corner of this tract and the Southwest corner of a tract of land conveyed to W. R. Cheatham et al, by deed
recorded in Vol. 75, page 122, of said deed records;



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Account #: 60086206
Mortgage
Timestamp: 10/20/2020 2:02 PM