

April 29, 2024

Chamroeun Suy
1429 CR 2747
Hughes Springs, Texas 75656

NOTICE OF TRUSTEE'S SALE

You, Chamroeun Suy, are hereby notified that on Tuesday, the 4th day of June 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 September 21, 2011, executed by Chamroeun Suy to First National Bank of Hughes Springs, File Number 2011004859, Real Property Records, Cass County, Texas, in the amount of \$600,000.00 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 April 29, 2024. As of today's date, you now owe the sum of \$237,708.69.

The beneficiary of the Deed of Trust appointed and substituted me, the undersigned, a trustee under the Deed of Trust by a substitution dated April 29, 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 6188

AMY L. VARNELL
CASS COUNTY CLERK

2024 MAY -3 AM 10:01

FILED FOR RECORD

Tract 1:

All that certain tract or parcel of land situated in the J. Lazarine Survey, A-647, Cass County, Texas, being out of that certain 98 acres tract conveyed to Smith Clinic Medical Association Pension Plan by Deed recorded in Vol. 600, Page 429, Deed Records of Cass County, Texas; and being more particularly described as follows:

Beginning at a 5/8" iron pipe for corner situated on the Northeast corner of said 98 acre tract and being on the Southeast corner of a 2.0 acre tract from which a 36" diameter Pine bears West - 2.0 feet;

Thence: South 0° 32' East with the East boundary line of said 98 acre tract - 795.0 feet to a 5/8" iron pipe for corner situated on the Northeast corner of a 31.454 acre tract;

Thence: South 87° 59' West with the North boundary line of said 31.454 acre tract - 1675.6 feet to a 5/8" iron pipe for corner situated on the Northwest corner of said 31.454 acre tract and being on the East boundary line of a 39.372 acre tract;

Thence: North with said East boundary line - 825.6 feet to a 5/8" iron pipe for corner situated on the Northeast corner of said 39.372 acre tract and being on the North boundary line of said 98 acre tract;

Thence: North 89° 02' East with said North boundary line - 1681.6 feet to the Place of Beginning, containing 31.540 acres, more or less.

LESS AND EXCEPT:

All that certain tract or parcel of land situated in the J. Lazarine Survey, A-647 in Cass County, Texas, being out of the Northeast portion of that certain 98.0 acre tract conveyed by Deed from George Brabham, Trustee to Smith Clinic Medical Association Pension Plan, dated 8/10/77 and recorded in Vol. 600, Page 429 of the Deed Records of Cass County, Texas and this tract also being out of the Northeast portion of that certain 31.540 acre tract described in the Deed from Donald R. Smith and others, Trustees for the benefit of Smith Clinic Medical Association Pension Plan to Ronnie R. Wilson dated 6/12/78 and recorded in Vol. 611, Page 279 of the Deed Records of Cass County, Texas and this tract being more particularly described as follows:

Beginning at a 5/8 inch iron pipe for the Northeast corner of this tract, same being the Northeast corner of said 98 acre tract and the Northeast corner of said 31.540 acre tract, from which a 36 inch diameter Pine brs West 2.0 feet;

Thence: South 0° 32' East with the East boundary line of said 98 acre tract and the East boundary line of said 98 acre tract and the East boundary line of said 31.540 acre tract, a distance of 350 feet to a point in said East boundary lines for the Southeast corner of this tract;

Thence: South 89° 02' West on a new line parallel to the North boundary lines of said 98 acre tract and of said 31.540 acre tract, a distance of 250 feet to a point for the Southwest corner of this tract;

Thence: North 0° 32' West on a line parallel to the East boundary line of this tract, a distance of 350 feet to a point in the North boundary line of said 98 acre tract and of said 31.540 acre tract, same being the Northwest corner of this tract;

Thence: North 89° 02' East with the North boundary line of said 98 acre tract and of said 31.540 acre tract, 250 feet to the Place of Beginning and containing 2 acres of land, more or less.

Tract 2:

All that certain tract or parcel of land situated in the J. Lazarine Survey, A-647 in Cass County, Texas, being out of the Northeast portion of that certain 98.0 acre tract conveyed by Deed from George Brabham, Trustee to Smith Clinic Medical Association Pension Plan, dated 8/10/77 and recorded in Vol. 600, Page 429 of the Deed Records of Cass County, Texas and this tract also being out of the Northeast portion of that certain

31.540 acre tract described in the Deed from Donald R. Smith and others, Trustees for the benefit of Smith Clinic Medical Association Pension Plan to Ronnie R. Wilson dated 6/12/78 and recorded in Vol. 611, Page 279 of the Deed Records of Cass County, Texas and this tract being more particularly described as follows:

Beginning at a 5/8 inch iron pipe for the Northeast corner of this tract, same being the Northeast corner of said 98 acre tract and the Northeast corner of said 31.540 acre tract, from which a 36 inch diameter Pine brs West 2.0 feet;

Thence: South 0° 32' East with the East boundary line of said 98 acre tract and the East boundary line of said 98 acre tract and the East boundary line of said 31.540 acre tract, a distance of 350 feet to a point in said East boundary lines for the Southeast corner of this tract;

Thence: South 89° 02' West on a new line parallel to the North boundary lines of said 98 acre tract and of said 31.540 acre tract, a distance of 250 feet to a point for the Southwest corner of this tract;

Thence: North 0° 32' West on a line parallel to the East boundary line of this tract, a distance of 350 feet to a point in the North boundary line of said 98 acre tract and of said 31.540 acre tract, same being the Northwest corner of this tract;

Thence: North 89° 02' East with the North boundary line of said 98 acre tract and of said 31.540 acre tract, 250 feet to the Place of Beginning and containing 2 acres of land, more or less.