

March 11, 2020

Nicholas Huddleston
Kylie Huddleston
715 CR 4921
Bloomberg, Texas 75556

FILED FOR RECORD
2020 MAR 16 AM 8:23
AMY L. VARNELL
CASS COUNTY CLERK

NOTICE OF TRUSTEE'S SALE

You, Nicholas Huddleston and Kylie Huddleston, are hereby notified that on Tuesday, the 7th day of April, 2020, not earlier than 1:00 p.m. nor later than 4:00 p.m., at the North door of the Cass County Law Enforcement & Justice Center located at 604 Hwy 8, 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 Real Estate Lien Note dated, October 5, 2015, secured by a Deed of Trust, executed by Nicholas Huddleston and Kylie Huddleston to First National Bank of Hughes Springs, File Number 2015006005, Real Property Records, Cass County, Texas, in the amount of \$51,300.00 is now due and payable. First National Bank of Hughes Springs has requested me, the undersigned, to enforce the Real Estate Lien Note and Deed of Trust by selling the real property because you are in default in the non-payment on the note described in said Real Estate Lien Note and Deed of Trust.

Your debt was accelerated as you were notified by notice dated March 11, 2020. As of today's date, you now owe the sum of \$ 47,830.79.

The beneficiary of the Deed of Trust appointed and substituted me, the undersigned, a trustee under the Deed of Trust by a substitution dated February 5, 2020. 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 #7016 0750 0001 0328 4770

Property (including any improvements):

The Land referred to herein below is situated in the City of Bloomburg, County of Cass, State of Texas and is described as follows:

All that certain 1.769 acre tract of land in the John P. Key Survey, A-619, in Cass County, Texas. Being a part of a 14.769 acre tract of land conveyed to David M. McBryde et ux, by Warranty Deed with Vendor's Lien recorded in Volume 1112, Page 15, in the Real Property Records of Cass County, Texas, said 1.769 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a railroad spike found near the West edge of County Road #4921 for the Northwest corner of the residue of a 48.45 acre tract of land conveyed to W. H. Stuckey by Warranty Deed recorded in Volume 272, Page 370, the Southwest corner of said 14.769 acre tract and of this described tract;

THENCE: North (Bearing Basis Solar Observation), 210.00' generally along the West edge to a railroad spike set for the Northwest corner of this described tract;

THENCE: N 89° 49' 34" E, 367.00' along a new line to a 3/4" rebar set for the Northeast corner of this described tract;

THENCE: South, 210.00' along a new line to a 3/4" rebar set in the North line of said residue for the Southeast corner of this described tract;

THENCE: S 89° 49' 34" W, at 344.00' pass a 1/2" rebar found in the East line of said road, continuing a total distance of 367.00' along a line to the Point of Beginning, containing 1.769 acres of land, more or less.

ALSO, with the above described land, one 2128 sq. ft., 2002 Charming Castle LLC, 949 Brandywine model double-wide manufactured home, Serial Numbers AL28801044349A and AL28801044349B, label Numbers TRA0532963 and TRA0532964 that has been permanently attached to the above land and will hereafter be considered a part of same; and any foreclosure on the above described land will cover and include said manufactured home.