

July 31, 2017

FILED FOR RECORD

18 APR 26 AM 8:47

Kathy Phillips
474 Autumn Woods Drive
Jefferson, Texas 75657

VICKIE SMITH
CO. CLERK, MARION CO

BY K. Heath DEPUTY

Edward C. Redden
799 Waterridge Avenue
Jefferson, Texas 75657

NOTICE OF TRUSTEE'S SALE

You, Kathy Phillips and Edward C. Redden, are hereby notified that on Tuesday, the 5th day of June, 2018, not earlier than 1:00 p.m. nor later than 4:00 p.m., at the Austin Street door of the Courthouse in the City of Jefferson, County of Marion, 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 November 20, 2015 recorded in Volume 915, Page 111, Real Property Records, Marion County, Texas, executed by Kathy Phillips and Edward C. Redden to Mayo G. Kasling, Jr., Trustee for The First National Bank of Hughes Springs, in the amount of 22,400.00 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 April 18, 2018. As of today's date, you now owe the sum of \$20,020.19.

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 6, 2017. 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

CMRRR # 7016 0340 0001 0345 3831 (Kathy Phillips) 7016 0750 0001 0345 3848 (Edward Redden)

EXHIBIT

A 0.340-acre lot, tract or parcel of land situated in the Jack A. Hearn Survey, Marion County, Texas, being all of Lot 220 and Lot 221 Block "G" Pine Harbor Subdivision and recorded in Cabinet "A" Slide 283 of the Plat Records of Marion County, Texas, said 0.340-acres being more particularly described as follows:

Note: the north right-of-way line of Autumn Woods Drive was used for the bearing basis herein.

BEGINNING at a $\frac{1}{2}$ inch iron rod found in the north right-of-way line of Autumn Woods Drive, the southwest corner of Lot 222 and the southeast corner of Lot 221;

THENCE S 89 deg. 12' 27" W a distance of 70.00 feet to a $\frac{1}{2}$ inch iron rod found in the north right-of-way line of Autumn Woods Drive, the southwest corner of Lot 221 and the southeast corner of Lot 220;

THENCE S 89 deg. 13' 22" W a distance of 62.51 feet to a $\frac{1}{2}$ inch iron rod found in the north right-of-way line of Autumn Woods Drive, and the beginning of a curve to the left;

THENCE 7.18 feet, with a curve to the left having a chord bearing of S 89 deg. 24' 08" W and a chord a distance of 7.17 feet;

THENCE N 00 deg. 14' 24" W with the common lot line of Lot 219 and Lot 220 a distance of 106.75 feet to a $\frac{1}{2}$ inch iron rod found for the northeast corner of Lot 219 and the northwest corner of Lot 220;

THENCE S 89 deg. 54' 51" E with the common lot line of Lot 145 and Lot 220 a distance of 70.07 feet to a $\frac{1}{2}$ inch iron rod found for the northeast corner of Lot 220 and the northwest corner of Lot 221;

THENCE S 89 deg. 45' 35" E with the common lot line of Lot 144 and Lot 221 a distance of 70.00 feet to a $\frac{1}{2}$ inch iron rod found for the northeast corner of Lot 221 and the northwest corner of Lot 222;

THENCE S 00 deg. 14' 24" E with the common lot line of Lot 221 and Lot 222 a distance of 105.23 feet to the POINT OF BEGINNING hereof having an area of 0.340 acres.