

FILED FOR RECORD
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April 16, 2018

Superior Investment Holding Company, LLC
PO Box 741
Minden, LA 71058-0741

VICKIE SMITH
CO. CLERK, MARION CO

BY U. Smith DEPUTY
Co. CLK.

NOTICE OF TRUSTEE'S SALE

You, Superior Investment Holding Company, LLC, 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, evidenced by a First Lien Promissory Note dated January 23, 2012 recorded in Volume 830, Page 185, Real Property Records, Marion County, Texas, executed by Superior Investment Holding Company, LLC to Mayo G. Kasling, Jr., Trustee for The First National Bank of Hughes Springs, in the amount of 613,000.00 which is now due and payable. First National Bank of Hughes Springs has requested me, the undersigned, to enforce the *First Deed of Trust and Security Agreement* 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 *First Deed of Trust and Security Agreement*.

Your debt was accelerated as you were notified by notice dated April 16, 2018. As of today's date, you now owe the sum of \$623,418.29.

The beneficiary of the *First Deed of Trust and Security Agreement* appointed and substituted me, the undersigned, a trustee under the *First Deed of Trust and Security Agreement* by a substitution dated March 21, 2018. 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 0750 0001 0345 3824

EXHIBIT A

Being a lot, tract, or parcel of land situated in the Allen Urquhart Survey, Abstract No. 378, Marion County, Texas, and being all of Lot 6, Block 7, Urquhart Addition, an addition to the City of Jefferson, Marion County, Texas, as recorded in Volume 1, Page 193, Deed Records, Marion County, Texas, and being all of that certain called 0.15 acre tract of land conveyed from Linda Meissner et vir to The J. P. Licandro Corporation, by Warranty Deed, as recorded in Volume 623, Page 486, Official Public Records, Marion County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner at the Northwest corner of said Lot 6, said point lying at the intersection of the East line of said Vale Street, (60' R.O.W.), with the South line of said Austin Street, (60' R. O. W.);

THENCE, North 49 Degrees 12 Minutes 51 Seconds East, (Reference Bearing), along the North line of said Lot 6, and the South line of said Austin Street, a distance of 50.00 feet to a point for corner at the Northeast corner of said Lot 6, and the Northwest corner of Lot 5, Block 7, Urquhart Addition, from said point, a 1/2 inch iron rod found with a yellow plastic cap marked (Ingram), bears North 49 Degrees 12 Minutes 51 Seconds East, a distance of 330.00 feet, and an "X" found in concrete, bears North 40 Degrees 56 Minutes 31 Seconds West, a distance of 1.17 feet;

THENCE, South 40 Degrees 56 Minutes 31 Seconds East, along the East line of said Lot 6, and the West line of said Lot 5, a distance of 135.06 feet to a point for corner at the Southeast corner of said Lot 6, and the Southwest corner of said Lot 5, said point lying in the North line of Dallas Street, (50' R.O.W.), from said point, a 5/8 inch iron rod found with a yellow plastic cap marked (BHB) bears South 40 Degrees 56 Minutes 31 Seconds East, a distance of 0.85 feet, and a 1/2 inch iron rod found with a yellow plastic cap marked (Ingram), bears North 49 Degrees 12 Minutes 51 Seconds East, a distance of 330.00 feet, and a 1/2 inch iron rod found with a yellow plastic cap marked (Ingram), bears North 49 Degrees 12 Minutes 51 Seconds East, a distance of 579.98 feet, and a 1/2 inch iron rod found with a yellow plastic cap marked (Ingram), bears North 49 Degrees 12 Minutes 51 Seconds East, a distance of 686.69 feet;

THENCE, South 49 Degrees 12 Minutes 51 Seconds West, along the South line of said Lot 6, and the North line of said Dallas Street, a distance of 50.00 feet to a point for corner at the Southwest corner of said Lot 6, said point lying at the intersection of the North line of said Dallas Street, with the East line of said Vale Street, from said point, a 1/2 inch iron rod found with a yellow plastic cap marked (Ingram), bears South 49 Degrees 12 Minutes 51 Seconds West, a distance of 110.10 feet;

THENCE, North 40 Degrees 56 Minutes 31 Seconds West, along the West line of said Lot 6, and the East line of said Vale Street, a distance of 135.06 feet to the POINT OF BEGINNING and CONTAINING 6,753 square feet or 0.16 acre of land.