

**Notice of Foreclosure Sale**

August 6, 2015

FILED FOR RECORD IN  
Freestone County  
Linda Jarvis  
COUNTY CLERK  
ON: Aug 06, 2015 AT 11:25A  
as Notice of Trustee Sale  
Total Fees : 8.00  
Receipt Number - 132478  
By: Dianne Mannings, Deputy

Texas Home Equity Security Instrument:

Dated: September 7, 2011

Grantor: Jason Hughes a/k/a Jason Daniel Hughes

Trustee: Rusty Hitt

Lender: Community National Bank and Trust of Texas

Recorded in: Volume 1559, Page 253 of the real property records of Freestone County, Texas

Legal Description: Being 4.0 acres of land, more or less, situated in the Hugh Shepard Survey and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

Secures: Texas Home Equity Adjustable Rate Note ("Note") in the original principal amount of \$100,000.00, executed by Jason Hughes a/k/a Jason Daniel Hughes ("Borrower") and payable to the order of Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Texas Home Equity Security Instrument, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto

Substitute Trustee: Chad Morgan

Substitute Trustee's Address: 109 S. Mount Street, FAIRFIELD, TX, 75840

Foreclosure Sale:

Date: Tuesday, October 6, 2015

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 AM.

100

**Place:** 118 E. Commerce Street, Fairfield, Texas 75840, on the front steps of the Courthouse

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Community National Bank and Trust of Texas's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Texas Home Equity Security Instrument. Because of that default, Community National Bank and Trust of Texas, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Texas Home Equity Security Instrument may encumber both real and personal property. Formal notice is hereby given of Community National Bank and Trust of Texas's election to proceed against and sell both the real property and any personal property described in the Texas Home Equity Security Instrument in accordance with Community National Bank and Trust of Texas's rights and remedies under the Texas Home Equity Security Instrument and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Texas Home Equity Security Instrument, and applicable Texas law.

If Community National Bank and Trust of Texas passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Home Equity Security Instrument and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Texas Home Equity Security Instrument, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Texas Home Equity Security Instrument. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Texas Home Equity Security Instrument by Community National Bank and Trust of Texas. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Texas Home Equity Security Instrument. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute 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 National 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.**



---

Chad Morgan  
109 S. Mount Street  
FAIRFIELD, TX 75840  
Telephone (903) 389-3244  
Telecopier (888) 316-0565