

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date:** October 10, 2023

NO. \_\_\_\_\_ TIME: 3:00 PM

**Home Equity Deed of Trust:**

**Date:** August 13, 2009

**Grantor:** Ronnie L. Hughes and Linda G. Hughes

**Beneficiary:** First National Bank

**Recording Information:** Volume 969, Page 001, Official Public Records, Tyler County, Texas.

**Trustee:** R.M. Alvis

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DONE BY OFFICIAL PUBLIC CLERK  
TYLER COUNTY TEXAS  
By *J. Alvis*

**Property:**

**TRACT 1: BEING** 2.00 acres, more or less, Abstract 35, R. Wiggins League, Tyler County, Texas, and more particularly described in Exhibit "A" attached hereto and made a part hereof.

**TRACT 2: BEING** a Forty Foot (40') wide Access Easement, containing 0.657 acres, more or less, Abstract 35, R. Wiggins League, Tyler County, Texas, and more particularly described in Exhibit "B" attached hereto and more particularly described in Exhibit "B" attached hereto and made a part hereof.

**Note:**

**Date:** August 13, 2009

**Amount:** \$120,000.00

**Debtor:** Ronnie L. Hughes and Linda G. Hughes

**Holder:** First National Bank

**Substitute Trustee:** T. ALAN HART

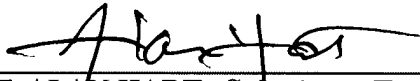
**Date of Sale of Property (first Tuesday of Month):** November 7, 2023

**Earliest Time of Sale of Property:** 10:00 a.m. or within three (3) hours of such time

**Place of Sale of Property (including county):** Under the stairs of the North entrance of the Tyler County Courthouse, 100 West Bluff, Woodville, Tyler County, Texas.

Because of default in performance of the obligations of the deed of trust described above, T. ALAN HART, Substitute Trustee, will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.

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.

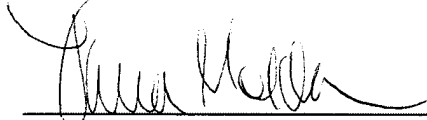


T. ALAN HART, Substitute Trustee

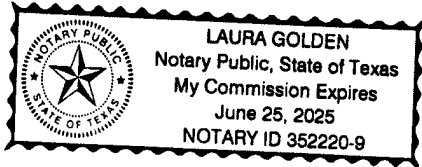
THE STATE OF TEXAS  
COUNTY OF JASPER

§  
§

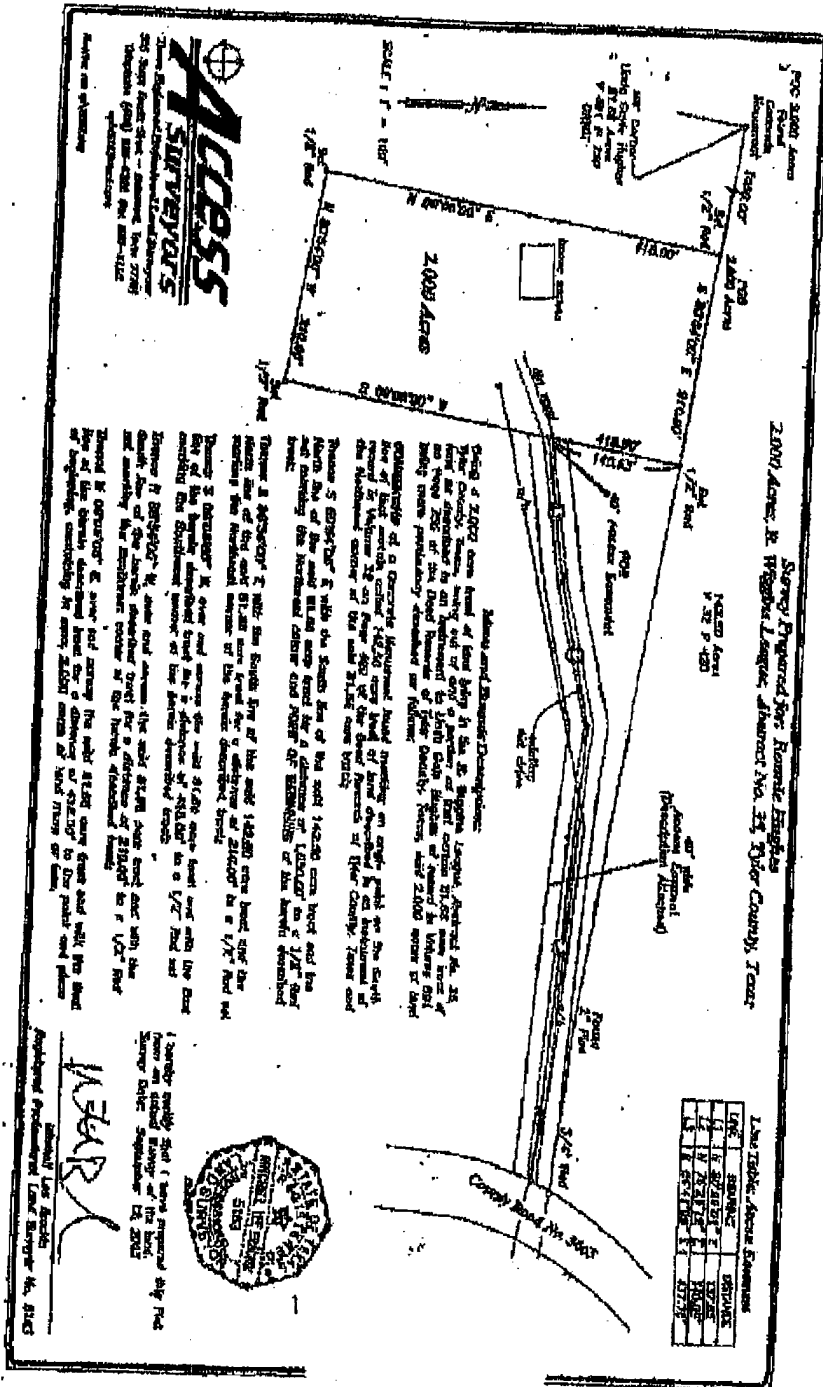
The foregoing Notice of Substitute Trustee's Sale was acknowledged this 10th day of October, 2023, by the said T. ALAN HART, Substitute Trustee.



NOTARY PUBLIC, STATE OF TEXAS



TRACT 1.1



velope: 78145010

Envelope: 80062815

RH LH

TRACT 2:



# Access

Surveyors

VOL. 988 PAGE 010

Texas Registered Professional Land Surveyors

Donna Gregory

September 12, 2013

Being 40' wide Access Easement containing 0.687 acres of land lying in the N. Wiggins Leases, Abstract No. 35, Tyler County, Texas, being out of and a portion of that certain 81.66 acre tract of land as described in an instrument of record in Volume 988 on Page 010 of the Deed Records of Tyler County, Texas, and the Northwest corner of the said 40' wide Access Easement being more particularly described as follows:

COMMENCING at a Concrete Monument found marking an angle point on the South line of that certain called 142.50 acre tract of land described in an instrument of record in Volume 88 on Page 420 of the Deed Records of Tyler County, Texas and the Northwest corner of the said 81.66 acre tract;

Thence S 89°24'00" E with the South line of the said 142.50 acre tract and the North line of the said 81.66 acre tract for a distance of 1,268.00' to a point marking the Northeast corner of a 2,000 acre tract of land this 40' wide Access Easement service;

Thence S 89°26'00" W, over and across the said 81.66 acre tract of land and with the East line of the said 2,000 acre tract for a distance of 140.63' to the center line on POINT OF BEGINNING of the herein described track;

Thence along the centerline of the herein described 40' wide Access Easement the following three (3) courses and distances:

- 1) N 86°19'01" E for a distance of 127.03' to an angle point,
- 2) N 76°26'12" E for a distance of 140.05' to an angle point,
- 3) S 24°41'19" E for a distance of 437.76' to West line of County Road

No. 3666 and being the POINT OF TERMINATION of the herein described 40' wide Access Easement, traversing a total distance of 714.70' and containing in area, 0.687 acres of land, more or less.

FILED FOR RECORD  
AT 10:42 O'CLOCK    A. M.  
ON THE 25 DAY OF Aug  
A.D. 2013  
Vol. 988 Page 1  
in the 01 Record

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.



STATE OF TEXAS }  
COUNTY OF TYLER } OFFICIAL PUBLIC RECORD

I hereby certify that this instrument was FILED on the date and at the time stamped herein by me and was duly RECORDED in the Volume and Page of the named RECORDS of Tyler County, Texas, as stamped herein by me.

Donna Gregory  
COUNTY CLERK, TYLER COUNTY, TEXAS  
BY Royanne Jact  
DEPUTY

Donna Gregory  
COUNTY CLERK  
TYLER COUNTY, TEXAS

RA JH