

FILED FOR RECORD
IN MY OFFICE
AT 8³⁰ O'CLOCK A M

July 29, 2019

CL Ballard and Sharman Ballard
PO Box 95
Tenaha, Texas 75974

AUG 13 2019

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY P. Woodard DEPUTY

NOTICE OF TRUSTEE'S SALE

You, CL Ballard and Sharman Ballard, are hereby notified that on Tuesday, the 3rd day of September, 2019, not earlier than 1:00 p.m. nor later than 4:00 p.m., Panola County Courthouse in Carthage, Texas, at the following location: East side of Panola County Courthouse on the front steps of the Courthouse situated on 110 S. Sycamore Street, Carthage, Texas 75633, I, the undersigned, will sell at public auction to the highest bidder for cash the real property described below:

See Attached Exhibit for full legal description

This sale will be made to satisfy the debt evidenced by an Real Estate Lien Note dated December 1, 2008 secured by a Deed of Trust, executed by CL Ballard and Sharman Ballard to First National Bank of Hughes Springs, Volume 1479, Page 618, Real Property Records, Panola County, Texas, in the amount of \$102,900.00 which is now due and payable. First National Bank of Hughes Springs has requested me, the undersigned, to enforce the *Real Estate Lien Note* and *Trust Deed of Trust* by selling the real property because you are in default on payment.

Your debt was accelerated as you were notified by notice dated May 27, 2019. As of today's date, you now owe the sum of \$84,888.27

The beneficiary of the Deed of Trust appointed and substituted me, the undersigned, a trustee under the Deed of Trust by a substitution dated May 20, 2019. 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 STATE. 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 IMMEDITELY

With kindest regards, I am

Very truly yours,

Rick D. Shelton
Substitute Trustee

CMRRR: 7016 0750 0001 0328 4350

EXHIBIT A

Property (including any Improvements):

All that certain 1.524 acre tract of land, more or less, situated in Panola County, Texas, located in the town of Gary, Texas, in the Elijah Morris Headright Survey, A-332, and being a part of that same tract called 2.858 acres conveyed to Ritter Griffith et ux, by Deed dated October 30, 1985, of record in Volume 785, Page 254 of the Panola County Deed Records, and being the same land described in Deed dated September 28, 1993, from Ritter Griffith and wife, Lavetta Griffith, to John E. Marshall, recorded in Volume 867, Page 325 of the Deed Records of Panola County, Texas, and being more fully described by metes and bounds as follows, to-wit:

BEGINNING at a point in the right of way line of FM 999 at its intersection with the edge of an oiled, unmarked street about 400 feet east of the intersection of RM 10 and FM 999, a 1/2" iron pin set for corner from which the center of a 3 ft. by 3 ft. concrete box culvert at the center of FM 999 bears S 37 degrees 53' W a distance of 48.6 feet;

THENCE with the right of way of FM 999, 30 feet from and parallel to the centerline of FM 999, around a curve to the left (radius=389.46 feet, central angle=15 degrees 07') a distance of 102.76 feet to a point, a 1/2" iron pin set for corner;

THENCE S 54 degrees 06' W along the right of way line of FM 999, 30 feet from and parallel to the center of FM 999, a distance of 190.57 feet to a point, a 1/2" iron pin set for corner near the center of an electrical power utility line;

THENCE N 50 degrees 28' W across the parent tract a distance of 146.13 feet to a point, a 1/2" iron pin set for corner also under the said electrical utility power line;

THENCE S 65 degrees 15' W a distance of 20.06 feet to a point, a 1/2" iron pin found for corner;

THENCE N 32 degrees 40' W a distance of 139.01 feet to a point, 1/2" iron pin found for corner;

THENCE N 62 degrees 50' E across the parent tract a distance of 182.00 feet to a point in the edge of the said unmarked oiled street, a 1/2" iron pin found for corner;

THENCE S 61 degrees 50' E along the edge of the said oiled street a distance of 182.20 feet to a point, a 1/2" iron pin found for corner;

THENCE S 61 degrees 28' E continuing along the edge of the said oiled street a distance of 173.68 feet to the Point of Beginning, said tract containing 1.524 acres, more or less.