


June 5, 2018

Ashley Hightower
P.O. Box 1665
Mount Pleasant, Texas 75456-1665

Danny Hightower
9539 US Highway 259
Omaha, Texas 75571-5460

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COUNTY CLERK TITUS CO. TX
BY  DEPUTY

NOTICE OF TRUSTEE'S SALE

You, Ashley Hightower and Danny Hightower, are hereby notified that on Tuesday, the 7th day of August, 2018, not earlier than 1:00 p.m. nor later than 4:00 p.m., at the North door of the Titus County Courthouse, Mt. Pleasant, County of Titus, 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 evidenced by an Original Real Estate Note and Lien dated March 4, 2016 secured by a Deed of Trust, executed by Ashley Hightower and Danny Hightower to First National Bank of Hughes Springs, File Number 20160961 Real Property Records, Titus County, Texas, in the amount of \$100,121.00 is now due and payable. First National Bank of Hughes Springs has requested me, the undersigned, to enforce the Promissory Note by selling the real property because you are in default in the non-payment of the note described in said Original Real Estate Note and Lien.

Your debt was accelerated as you were notified by notice dated June 5, 2018. As of today's date, you now owe the sum of \$104,678.49.

The beneficiary of the Deed of Trust appointed and substituted me, the undersigned, a trustee under the Deed of Trust by a substitution dated April 24, 2018. As substitute trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

With kindest regards, I am

Very truly yours,



Rick D. Shelton
Substitute Trustee

CMRRR: 7016 0750 0001 0345 3909 (Ashley Hightower) 7016 0750 0001 0345 3916 (Danny Hightower)

EXHIBIT "A"

Tract 1:

All that certain lot, tract or parcel of land situated in Titus County, Texas, to-wit:

Being a part of the R. B. LINCCEUM H.R. SURVEY, ABSTRACT NO. 348, and being a portion of that certain 7.9 acres of land conveyed by Roger Wilson to Odie and Odie Thomas by Warranty Deed of record in Vol. 213, page 329, Deed Records of Titus County, Texas:

BEGINNING in the Northwest corner of said 7.9 acres of land, same being the Northeast corner of that certain 10.496 acre tract of land as shown in Deed from Bill Hall and wife, Jans Hall to Jimmy L. White and wife, Carol L. White;

THENCE South 19-3/4° East with the White's East Boundary Line, 1190 feet to their Southeast corner, same being situated on the North Boundary line of Hwy. 67;

THENCE North 63-1/2° East with the North Boundary line of Hwy. 67, 112 ft. to a stake for corner;

THENCE North 19-1/4° West a distance of 1144 feet to the North Boundary line of the R. B. Lincecum Survey, same being the North Boundary line of the above referred to 7.9 acre tract;

THENCE West with, the Lincecum Survey North Boundary line 113 feet to the Point of Beginning and containing 3 acres of land, more or less.

Tract 2:

Being a tract of land in the R. B. LINCCEUM SURVEY, ABSTRACT 348, and the ATLAS PEACOCK SURVEY, ABSTRACT 433, Titus County, Texas, being a subdivision of Tract Two in the Partition of an Original 23.128 acre tract and being the South part of a called 22.7 acre tract described in Vol. 153, page 126, Deed Records of Titus County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at an iron rod in the West line of the original 23.128 acre tract, 782.98 ft. S 81 deg. 35 min. 07 sec. W from its Northwest corner for the Northwest corner of this described tract, the northwest corner of Tract Two-A, the Northwest corner of the original Tract Two and the Southwest corner of Tract One;

THENCE along the South line of Tract Two-A: S 80 deg. 47 min. 33 sec. E, 557.93 ft., an iron rod; N 64 deg. 08 min. 43 sec. W, 391.0 ft. to an iron rod in the East line of the original 23.128 acre tract for the Northeast corner, the Southeast corner of Tract Two-A;

THENCE S 18 deg. 32 min. 49 sec. E, 443.46 ft. to an iron rod in the North right of way line of U. S. Highway No. 67 for the Southeast corner the Southeast corner of the original Tract Two;

THENCE S 65 deg. 35 min. 48 sec. W, along the North right-of-way line, at 329.15 ft. cross the South line of the Lincecum Survey and the North line of the Peacock Survey, a total distance of 662.78 ft. to a 4" iron pipe for the most southerly southwest corner, the most southerly southwest corner of the original Tract Two;

THENCE N 07 deg. 46 min. 41 sec. W, along fence, 156.94 ft. to an iron rod in the North line of the Peacock Survey and the South line of the Lincecum Survey for an ell corner, an ell corner of the original Tract Two;

THENCE N 87 deg. 02 min. 48 sec. W, along the Survey line, 346.22 ft. to an iron rod for the most westerly southwest corner, the most westerly southwest corner of the original Tract Two;

THENCE N 00 deg. 55 min. 41 sec. E, along the West line of the original tract 479.87 ft. to the Place of Beginning, containing 19.8 acres of land, more or less.