

March 13, 2023

Shawn Lee Humphrey
1500 Titus Street
Jefferson, Texas 75657

FILED FOR RECORD
23 MAR 24 AM 10:09
KIMBERLY WISE
CO. CLERK, MARION CO.
BY *EM* DEPUTY

NOTICE OF TRUSTEE'S SALE

You, Shawn Lee Humphrey, are hereby notified that on Tuesday, the 2nd day of May 2023, 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:

LOT 6, BLOCK 64, ALLEY ADDITION, CITY OF JEFFERSON, COUNTY OF MARION, STATE OF TEXAS.

This sale will be made to satisfy the debt evidenced by Universal Commercial Note and Security Agreement dated March 19, 2020, executed by Shawn Lee Humphrey to First National Bank of Hughes Springs, recorded in Volume 1015, Page 250, Real Property Records, Marion County, Texas, in the amount of \$109,475.62 which is now due and payable. First National Bank of Hughes Springs has requested me, the undersigned, to enforce the Universal Commercial Note and Security Agreement by selling the real property because you are in default on payment.

Your debt was accelerated as you were notified by notice dated March 13, 2023. As of today's date, you now owe the sum of \$64,911.28.

The beneficiary of the Deed of Trust appointed and substituted me, the undersigned, a trustee under the Deed of Trust by a substitution dated March 13, 2023. 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,

R. Shelton
Rick D. Shelton
Substitute Trustee

CMRRR: 7019 0700 0000 7263 7739

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