

January 23, 2020

Tosha Yvette Moore  
701 Cass  
Jefferson, Texas 75657

FILED FOR RECORD

20 JAN 27 AM 11:10

VICKIE SMITH  
CO. CLERK, MARION CO

NOTICE OF TRUSTEE'S SALE Kj DEPUTY

You, Tosha Yvette Moore, are hereby notified that on Tuesday, the 3rd day of March, 2020, not earlier than 1:00 p.m. nor later than 4:00 p.m., at the alternate location, Thomas Jefferson Park, 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:

*See Attached Exhibit*

This sale will be made to satisfy the debt on payment, evidenced by a Deed of Trust dated January 31, 2008, recorded in Volume 757, Page 546, Real Property Records, Marion County, Texas, executed by Tosha Yvette Moore to Kay Stewart, Trustee for North East Texas Credit Union, in the amount of \$37,904.00 which is now due and payable. North East Texas Credit Union has requested me, the undersigned, to enforce the *Deed of Trust* by selling the real property because you are in default on payment on the note described in said *Deed of Trust*.

Your debt was accelerated as you were notified by notice dated January 23, 2020. As of today's date, you now owe the sum of \$29,663.30.

The beneficiary of the *Deed of Trust* appointed and substituted me, the undersigned, a trustee under the *Deed of Trust* by a substitution dated December 30, 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.**

  
\_\_\_\_\_  
RICK D. SHELTON  
Substitute Trustee

CMRRR #7016 0750 0001 0328 4565

EXHIBIT "A"

All that certain 0.17 acre tract of land situated in BLOCK 115, URQUHART ADDITION, City of Jefferson, Allen Urquhart Survey, A-378, Marion County, Texas, and being a tract recorded in Volume 632, Page 465 of the Official Public Records Marion County, Texas said 0.17 acre of land being more particularly described by metes and bounds as follows; (Bearing Basis: Geodetic North.)

**BEGINNING** at a 1/2" iron rod found in the West right-of-way of Cass Street and the North right-of-way of Saint Ann Street same being the Southeast corner of Block 115 and the Southeast corner of this tract;

**THENCE:** S 49° 11' 00" W along the North right-of-way of Saint Ann Street, 75.00 feet to a 1/2" iron rod found for the Southwest corner of this tract;

**THENCE:** N 40° 49' 00" W, 100.00 feet to a 1/2" iron rod found for the Northwest corner of this tract;

**THENCE:** N 49° 11' 00" E, 75.00 feet to a 1/2" iron rod found in the West right-of-way of Cass Street for the Northeast corner of this tract;

**THENCE:** S 40° 49' 00" E along the West right-of-way of Cass Street, 100.00 feet to the POINT OF BEGINNING, containing 0.17 acres of land, more or less.