

NOTICE OF ACCELERATION AND  
NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: February 6, 2020

Grantors: Cam/Hud 2 Simpson, LLC

Trustee: Jesse M. Deware, IV.

Original beneficiary: John P. Shaffer and Kathy Lynn Shaffer.

Recording information: Volume 922, Page 128, Official Deed Records of  
Marion County, Texas.

Property: All that certain lot, tract or parcel of land situated in the  
Stephen Smith Survey, Abstract No. 345, Marion County,  
Texas and being more particularly described as Lot One (1),  
Lot Two (2) and Lot Three (3), Block Ninety-Four (94) of the  
Alley Addition to the City of Jefferson, Marion County, Texas,  
according to the City of Jefferson Plat depicting the Alley  
Addition, dated September 1949 - January, 1950, recorded  
Cabinet B, Envelope 29, of the Plat Records, Marion County,  
Texas.

REPORTED ADDRESS: 505 Broadway, Jefferson, Texas 75657

MORTGAGE INFORMATION:

THE MORTGAGE SERVICER IS: John P. Shaffer and Kathy Lynn Shaffer.  
CURRENT MORTGAGEES: John P. Shaffer and Kathy Lynn Shaffer.  
CURRENT BENEFICIARIES: John P. Shaffer and Kathy Lynn Shaffer.  
MORTGAGEE ADDRESS: 399 F.M. 728, Jefferson, Texas 75657

FILED FOR RECORD  
20 FEB - 7 AM 9:11  
STEPHEN SMITH  
COUNTY CLERK, MARION CO  
BY \_\_\_\_\_ COPY

SALE INFORMATION:

DATE OF SALE: Tuesday, March 3, 2020.  
TIME OF SALE: 10:00 A.M. or within three hours thereafter.  
PLACE OF SALE: Marion County Courthouse, at the alternate location of  
Thomas Jefferson Park, 114 West Austin Street,  
Jefferson, Texas 75657.  
SUBSTITUTE TRUSTEE: Joe K. Thigpen  
SUBSTITUTE TRUSTEE ADDRESS: 102 North College  
Suite 808  
Tyler, Texas 75702

WHEREAS, the above named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee has been removed and Joe K. Thigpen has been appointed as Substitute Trustee and requested to sell the property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the current mortgagee and substitute trustee.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the note has been previously accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.

2. Joe K. Thigpen as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth in the Sale Information section of this Notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties or merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS". Purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests or any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

A copy of such notice has been sent to each of the following:

Texas Lottery Commission  
P.O. Box 16680  
Austin, Texas 78761-6660

Internal Revenue Service  
Lien Advisor  
Technical Service Group  
1100 Commerce Street

Mail Stop 5028 DAL  
Dallas, Texas 75242

Six Star Investments, LLC  
P.O. Box 628  
Judson, Texas 75660

Charles D. Mattingly, Jr.  
Manager  
Cam/Hud2 Simpson, L.L.C.  
A Texas Limited Liability Company  
P.O. Box 628  
Judson, Texas 75660

Respectfully submitted,

Joe K. Thigpen  
Attorneys at Law  
102 North College  
Suite 808  
Tyler, Texas 75702  
(903) 595-0998  
(903) 595-1299 (fax)  
[joethigpen@yahoo.com](mailto:joethigpen@yahoo.com)



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Joe K. Thigpen  
SBN: 19837400

ACKNOWLEDGEMENT

STATE OF TEXAS

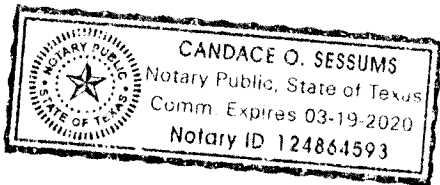
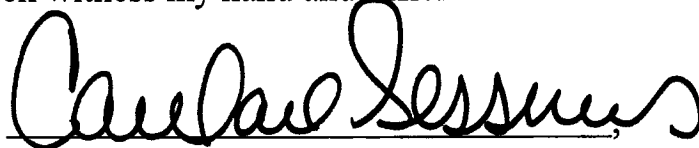
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COUNTY OF SMITH

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This instrument was acknowledged before me on this the 6<sup>th</sup> day of February 2020 by Joe K. Thigpen, to which witness my hand and official seal of office.



Notary Public for the  
State of Texas  
Printed Name of Notary:  
Commission Expires:

AFTER RECORDING RETURN TO:

Joe K. Thigpen  
Attorney at Law  
102 North College  
Suite 808  
Tyler, Texas 75702  
[joethigpen@yahoo.com](mailto:joethigpen@yahoo.com)