

DEC 05 2022

NOTICE OF TRUSTEE'S SALESUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP

WHEREAS, on the 8th day of October, 2015, TOMMY LEE GREEN, JR. and LOCARSHA LAVETTE WASHINGTON GREEN executed a Deed of Trust conveying to David J. Nowell, Trustee, the Real Estate hereinafter described to secure CHARLES SHANE HYDE in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 2015-0019718 of the Official Public Records of Kaufman County, Texas; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned as Trustee, to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 3rd day of January, 2023, between ten o'clock A.M. and four o'clock P.M., I will sell the Real Estate at the south door of the County Courthouse in Kaufman County, Texas to the highest bidder for cash. Such sale will occur no earlier than 10:00 A.M.

Said Real Estate is described as follows, in the County of Kaufman, State of Texas:

LOT 12-A:

All that certain lot, tract or parcel situated in the W.G. HILL SURVEY, A-228 and being a part of a 32.90 acre tract, described in Volume 578, Page 682 of the Deed Records, Kaufman County, Texas being more particularly described as follows:

BEGINNING at a point for corner, said point being in the center of a road and being N 70° 18' 43" W 275.77 feet and S 251.09 feet from the northeast corner of said 32.9 acre tract also being 25 feet east of an iron pin;

THENCE S 104.35 feet to a point for corner, said point being in the center of said road and 25 feet east of an iron pin;

THENCE W 208.71 feet to an iron pin for corner;

THENCE N 104.35 feet to an iron pin for corner;

THENCE E 208.71 feet to the PLACE OF BEGINNING, CONTAINING 0.50 ACRES OF LAND and being known as Lot 12-A; and

LOT 12-B:

All that certain lot, tract or parcel of land situated in the W.G. HILL SURVEY, A-228, Kaufman County, Texas, and being part of a 32.90 acre tract conveyed to R.B. Parrish by Dorman G. Lambright and others by Warranty Deed dated February 13, 1973, and recorded in Volume 578, Page 682 of the Deed Records of said County. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at an iron pin, said point being N 70° 18' 43"
W 275.77 feet and S 146.74 feet from the northeast
corner of said 32.9 acre tract;

THENCE S 104.35 feet to an iron pin for corner;

THENCE W 208.71 feet to an iron pin for corner;

THENCE N 104.35 feet to an iron pin for corner;

THENCE E 208.71 feet to the PLACE OF BEGINNING,
CONTAINING 0.50 ACRES OF LAND, known as Lot 12-B.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF
THE UNITED STATES. 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 NATIONAL 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 IMMEDIATELY.

WITNESS MY HAND this 2nd day of December, 2022.



DAVID J. NOWELL, Trustee
151 Municipal Drive
Gun Barrel City, Texas 75156
(903) 887-0339