

18-001451

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SHELBY COUNTY, TEXAS

SUBSTITUTE TRUSTEE'S NOTICE 18 AUG 22 PM 10:33

THE STATE OF TEXAS
COUNTY OF SHELBY

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JENNIFER L. McLEEROY
COUNTY CLERK

NOTICE IS HEREBY GIVEN THAT, WHEREAS, on the 10th day of April, 2012, MICHAEL SCOTT SHAMBLIN and wife, CHANDA LANETTE SHAMBLIN, executed a Deed of Trust to David Chadwick, for the benefit of FARMERS STATE BANK, in Center, Texas, on the hereinafter described real estate, which Deed of Trust appears of record as Instrument No. 2012002408 in the Official Public Records, Shelby County, Texas, to which record, reference is here made to more fully show the wording and effect of such instrument and the property covered by it; and

WHEREAS, the said Deed of Trust specifically authorizes the appointment of a Substitute Trustee by the beneficiary of said Deed of Trust; and

WHEREAS, the said Trustee has become incapacitated to serve as such, or has resigned or has failed and refused to act as such; and

WHEREAS, by authority of the said Deed of Trust, the beneficiary thereunder did, on the 7th day of August, 2017, appoint me, RANDY McLEEROY, as Substitute Trustee;

WHEREAS, the said MICHAEL SCOTT SHAMBLIN and wife, CHANDA LANETTE SHAMBLIN, have made default in the payment of the note described in such instrument, leaving a delinquent balance on this date remaining unpaid thereon; and

WHEREAS, FARMERS STATE BANK, the said beneficiary, has requested me to enforce such trust;

NOW, THEREFORE, I, RANDY McLEEROY, Substitute Trustee has aforesaid, hereby give notice that I will accordingly, after due posting of this notice as required by said Deed of Trust and the law, for at least twenty-one days successively next before the day of sale at the Door of the District Courthouse in Center, Texas, and, after serving written notice of such sale, at least twenty-one days preceding the date specified herein as the date upon which said property will be sold, by certified mail, return receipt requested, on each debtor obligated to pay the above mentioned debt according to the records of the holder of said indebtedness, sell at public venue to the highest bidder, or bidders, for cash, in the area designated by the Commissioners' Court of Shelby County, Texas, pursuant to TEX. PROP. CODE, § 51.002, or, if no such area has been designated, within 100 feet of the main entrance to the building where the district court is usually held in Shelby County, Texas, that being the county in which said property is situated, between the hours of 10:00 o'clock a.m., and 4:00 o'clock p.m., but no earlier than 1:00 o'clock p. m., nor later than 4:00 o'clock p. m., of the first Tuesday in the month of October, 2018, the same being the 2nd day of October, 2018, the following described real estate so described in and secured by such Deed of Trust:

All that certain tract of land situated in SHELBY COUNTY, TEXAS, on the T. A. ALVVIS SURVEY, A-954, being part of a called 65 acre tract conveyed from Ronald H. Shamblin and wife, Susan Davis Shamblin to Michael Scott Shamblin and wife, Chanda Lanette Shamblin and recorded In Volume 902, Page 264 of the Official Public Records of Shelby County, Texas, and being more particularly described as follows.

BEGINNING at a point for corner in the centerline of County Road 1170, from which a 4"x4" Concrete Monument found for the most westerly South corner of TRACT NO 135, PARCEL TWO, called 640 acre tract conveyed to Timber Nacogdoches I, L.P, and recorded in Volume 1065, Page 171, of the Official Public Records of Shelby County, Texas, bears South 87° 06' 42" West, a distance of 837.60 feet:

THENCE North 87° 06' 42" East, with the most westerly South boundary line of the TRACT NO. 135, PARCEL TWO, called 640 acre Timber Nacogdoches I, L.P. tract, at 15.17 feet pass a 5/8" Iron Rod set for reference with cap stamped "FSE ENGINEERING CENTER, TX" and continuing, on for a total distance of 372.53 feet to a 5/8" iron rod set for corner with cap stamped "FSE ENGINEERING CENTER, TX";

THENCE South with the most easterly West boundary line of the called 60.277 acre Shamblin tract surveyed this same day, a distance of 519.57 feet to a 5/8" iron rod set for corner with cap stamped "FSE ENGINEERING CENTER, TX";

THENCE West with the most southerly North boundary line of called 60.277 acre Shamblin tract surveyed this same day, at 294.99 feet pass a 5/8" iron rod set for reference with cap stamped "FSE ENGINEERING CENTER, TX" a distance of 310.51 feet to a point for corner in the centerline of County Road 1170;

THENCE North 05° 56' 21" West with the centerline of County Road 1170, a distance of 62.66 feet to a Point for corner; THENCE North 07° 20' 15" West with the centerline of County Road 1170, a distance of 186.71 feet to a Point for corner; THENCE North 07° 01' 32" West with the centerline of County Road 1170, a distance of 255.21 feet to the POINT of BEGINNING being 4.000 acres more or less.
Bearings refer to Grid North of the Texas Coordinate System of 1983 (Central Zone 4203).

WITNESS my hand on this, the 22nd day of August, 2018.


RANDY McLEEROY, SUBSTITUTE TRUSTEE

Notice pursuant to Section 51.002, Texas Property Code:

"**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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**"