

20 - 003 FC

TRUSTEE'S NOTICE

THE STATE OF TEXAS        }  
COUNTY OF SHELBY        }

NOTICE IS HEREBY GIVEN THAT, WHEREAS, on the 12th day of July, 2016, Shirley Harper, Rodney Lynn Harper and Media D. Harper, executed a Deed of Trust to John G. Russell, for the benefit of Community Bank of Louisiana, on the hereinafter described real estate, which Deed of Trust appears of record as Instrument No. 2016002130 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 obligors on said note, 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, COMMUNITY BANK OF LOUISIANA, the said beneficiary, has requested me to enforce such trust;

NOW, THEREFORE, I, JOHN G. RUSSELL, 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 courthouse door in Center, Shelby County, 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 Center, 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 March, 2020, the same being the 3rd day of March, 2020, the following described real estate so described in and secured by such Deed of Trust:

BEING 10.00 acres of land located approximately 14.5 miles northeast of the city of Center, Texas, on the HIRAM KIRKPATRICK SURVEY, ABSTRACT NO. 406, the said 10.00 acres is out of and a part of that certain 35.260 acre tract described in a Deed of Trust from Gary Rholes (trustee) to Alice Lorene Houk by instrument recorded in Volume 780, Page 89, of the Real Property Records of Shelby County, Texas, the said 10.00 acres is further described as follows:

BEGINNING at a point in the center-line of State Farm Road No. 139, said point being the southeast corner of the above referenced 35.260 acre tract and the southwest corner of a 20.857 acre tract described as the Second Tract in the above referenced instrument and also being in a red painted line of United States Forest Service Tract No. S1G, an iron stake found in the southwest right-of-way line of the said Farm Road bears N 76° 16' 10" W a distance of 73.08' from said point;

THENCE S 88° 56' 57" W with the red painted line of the said Tract No. S1G and the most southerly line of the said 35.260 acre tract for a distance of 474.32' to a Class A United States Forest Service Monument found stamped corner no. 1, said monument is the most southerly corner of the said 35.260 acre tract;

THENCE N 76° 16' 10" W (bearing base) with a red painted line of Tract No. S1G, the same being a southwest line of the said 35.260 acre tract for a distance of 1349.65' to a 3/8" iron rod set for the southwest corner of the 10.00 acres being described, a United States Forest Service standard corner no. 2 bears N 76° 16' 10" W a distance of 1295.15' from set rod;


THENCE N 15° 32' 21" E into the said 35.260 acre tract for a distance of 140.51' to a 3/8" iron rod set for the northwest corner of the 10.00 acre being described;

THENCE S 89° 23' 41" E across the said 35.260 acre tract for a distance of 1089.97' to a point in the center-line of the said farm road for the point of curvature of a non-tangent curve, concave to the northeast, having a radius of 1751.49', a central angle of 10° 31' 32", and a chord of 321.30' bearing S 54° 20' 58" E, a 3/8" iron rod set in the southwest right-of-way line of the said farm road for a witness corner bears N 89° 23' 41" W a distance of 60.88' from said point;

THENCE southeasterly with the center-line of said farm road and along said curve, for a distance of 321.76' to a point for the point of tangency of said curve;

THENCE S 57° 57' 43" E with said farm road for a distance of 467.95' to the POINT OF BEGINNING, said described tract containing 10.00 acres, more or less;

WITNESS my hand on this, the 31st day of January, 2020.

  
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JOHN G. RUSSELL, TRUSTEE  
211 Main Street  
Logansport, Louisiana 71049

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.”**

FILED FOR RECORD  
SHELBY COUNTY, TEXAS

2020 JAN 31 PM 3:05

JENNIFER L. FOUNTAIN  
COUNTY CLERK

BY M. Kasha DEPUTY