

○ 21-008 FC ○

FILED FOR RECORD
SHELBY COUNTY TEXAS
2021 MAY 24 PM 2:17
JENNIFER L. FOURJAIN
COUNTY CLERK
BY TD DEPUTY

Notice of Trustee's Sale

Date: May 24, 2021

Trustee: Gene Giles

Trustee's Address: P.O. Drawer 579
Carthage, Texas 75633

Mortgagee: First State Bank and Trust Company, Carthage, Texas, a Texas bank

Note: Note dated February 10, 2006 in the amount of One Hundred Forty-Nine Thousand Nine Hundred Eighty-Five and 28/100 (\$149,985.28) Dollars executed by Matthew C. Greear and Julia W. Greear, a married couple, and made payable to the order of Lender.

Deed of Trust

Date: February 10, 2006

Grantor: Matthew C. Greear and Julia W. Greear, a married couple

Mortgagee: First State Bank and Trust Company, Carthage, Texas, a Texas bank

Recording information: *Deed of Trust* dated February 10, 2006, executed by Matthew C. Greear and Julia W. Greear, a married couple, to Gene Giles, Trustee for First State Bank and Trust Company, Carthage, Texas, recorded in Book 1043, Page 279, Official Public Records of Shelby County, Texas.

Property:

All that certain tract of land situated in Shelby County, Texas, on the ANDREW McFADDEN SURVEY, A-455, and being a part of the 97.75 acre tract described in the deed from A. L. Parrish, et ux, to J. D. Majors, dated December 13, 1991, recorded in Volume 71, Page 338, Deed Records, Shelby County, Texas, and being Block #2 of the subdivision of the J. D. Majors lands, and being **21.86 acres** described as follows, to-wit:

BEGINNING at the SEC of Lot No. 1, of this partition, a 1" iron rod in the SBL of said J. D. Majors 97.75 acre tract;

THENCE with the EBL of Lot No. 1, N 25 W 2004.7 ft to the NEC of Lot No. 1, a 1" iron rod in the NBL of said original tract, this point being 369.8 ft N 55 E from the NWC of said J. D. Majors 97.75 acre tract:

THENCE with the said NBL, N 55 E 468.5 ft to the NWC of Lot No. 3, a 1" iron rod for corner;

THENCE with the West line of Lot No. 3, S 25 E 2113.8 ft to the SWC of Lot No. 3, in the SBL of the original tract, a 1" iron rod for corner;

THENCE S 68° 27' W 461.4 ft to the Place of Beginning, and containing 21.86 acres of land;

The property herein described is the same land described in that certain *Deed* to W. Bruce Majors, recorded in Volume 397, Page 426, Deed Records, Shelby County, Texas; and being the same land described in that certain *Deed*, dated April 17, 1991, from Walter Rainboldt, Jr. and Gary W. Rholes to John Bailey and wife, Linda Bailey, recorded in Volume 720, Page 561, Real Property Records, Shelby County, Texas; and being the same land described in that certain *Warranty Deed*, dated April 17, 1998, from John Bailey and wife, Linda Bailey to Matthew Greear and wife, Julia Greear, recorded in the Real Property Records, Shelby County, Texas.

County: Shelby

Date of Sale (first Tuesday of month): July 6, 2021

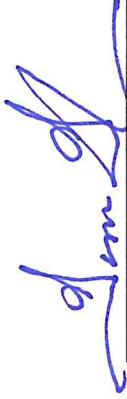
Time of Sale: The sale will begin no earlier than 1:00 pm, and no later than three hours thereafter. The sale will be completed by no later than 4:00pm.

Place of Sale: On the steps in front of the Shelby County Courthouse located at 200 San Augustine Street or, if the proceeding area is no longer the designated area, at the area most recently designated by the Shelby County Commissioners Court.

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 ACTIVEDUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Gene Giles is the Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Gene Giles, Trustee for First State Bank and Trust
Company, Carthage, Texas
P.O. Drawer 579
Carthage, Texas 75633