

24-0002FC

FILED FOR RECORD
SHELBY COUNTY, TEXAS

2024 FEB 12 PM 12: 52

JENNIFER L. FOUNTAIN
COUNTY CLERK

3239 FM 2787

00000010030641

JOAQUIN, TX 75954 BY _____ DEPUTY

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: March 05, 2024

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: LOCATION DESIGNATED BY THE COMMISSIONER'S COURT DATED AUGUST 14, 2000, BOOK 893, PAGE 644 OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 14, 2012 and recorded in Document INSTRUMENT NO. 2012005349 real property records of SHELBY County, Texas, with STONEY RUNNRLS AND WIFE JESSICA RUNNELS, grantor(s) and FARMERS STATE BANK, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by STONEY RUNNRLS AND WIFE JESSICA RUNNELS, securing the payment of the indebtednesses in the original principal amount of \$96,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FARMERS STATE BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

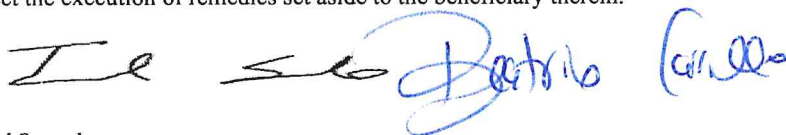
6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. FARMERS STATE BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FARMERS STATE BANK
115 SHELBYVILLE ST
CENTER, TX 75935



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, SHARON ST. PIERRE, ALLAN JOHNSTON, KATHLEEN ADKINS, EVAN PRESS, MICHAEL KOLAK, AURORA CAMPOS, AUCTION.COM, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the SHELBY County Clerk and caused to be posted at the SHELBY County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

BEING 2.23 ACRES OF LAND, MORE OR LESS, A PART OF THE ANN GRAY SURVEY, A-241, SHELBY COUNTY, TEXAS, AND BEING THE LAND DESCRIBED IN A DEED FROM JASON ROY BROADUS AND WIFE, WENDY LEIGH BROADUS, TO JACKIE M. HUGHES AND WIFE, GLENDA B. HUGHES, DATED OCTOBER 19, 2009, RECORDED UNDER CLERK FILE NO. 2009009210, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL INTENTS AND PURPOSES,

BEING A DESCRIPTION TO 2.23 ACRES OF LAND (TRACT 1), BEING THE NORTH 2.23 ACRES OF A CALLED 5 ACRE TRACT OF THE ANN GRAY SURVEY, A-241, SHELBY COUNTY, TEXAS CONVEYED TO JASON BROADUS AND WIFE, WENDY LEIGH BROADUS, 03/22/07, RECORDED IN VOL. 1077, PG.757, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS, TRACT 1 BEING LOCATED EAST OF AND ADJOINS THE CENTERLINE OF F.M. 2787 BEING ABOUT 0.60 MILE SOUTH OF F.M. 139, ABOUT 3.0 MILES EAST OF JOAQUIN, TEXAS, BEING ABOUT 15 MILES NORTHEAST OF CENTER, TEXAS, TRACT 1 BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING: AT A POINT IN THE CENTERLINE OF F.M. 2787 FOR THE NWC OF THIS TRACT 1 (2.23 ACRES) AND SAID 5 ACRE TRACT, A 1/2" IRON ROD SET FOR REFERENCE CORNER BRS, N 90° 00' E, 35.5 FT.

THENCE: S 00° 00' 00" E, 226.33 FT. ALONG THE CENTER OF F.M. 2787, BEING THE WBL OF SAID 5 ACRE TRACT TO A POINT IN THE CENTER OF F.M. 2787 FOR THE SWC OF THIS TRACT 1, BEING THE NWC OF TRACT 2 (2.726 ACRES) OF THIS SURVEY, A 1/2" IRON ROD SET FOR REFERENCE CORNER BRS, S 87° 56' 51" E, 35.5 FT.

THENCE: S 87° 56' 51" E, 415.87 FT. ALONG THE NBL OF TRACT 2 TO A 1/2" IRON ROD SET FOR ITS NEC IN THE EBL OF 5 ACRE TRACT, BEING SEC OF THIS TRACT 1.

THENCE: N 00° 00' 00" E, 241.22 FT. ALONG THE EBL OF SAID 5 ACRE TRACT TO A 1/2" IRON ROD SET FOR ITS NEC AND THIS TRACT 1.

THENCE: 90° 00' 00" W, 415.60 FT. ALONG THE NBL OF SAID 5 ACRE TRACT TO THE POINT OF BEGINNING CONTAINING 2.23 ACRES OF LAND WITH A LARGE WOOD FRAME HOUSE AND IMPROVEMENTS LOCATED THEREON.