

24-009 FC

**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.**

**SUBSTITUTE TRUSTEE'S NOTICE**

THE STATE OF TEXAS }  
COUNTY OF SHELBY }

NOTICE IS HEREBY GIVEN THAT, WHEREAS, on the 12th day of July, 2011, Richard G. Walters and Britney J. Walters, 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. 2011005592 in the Official Public Records of 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 May, 2024, appoint me, Randy McLeroy, as Substitute Trustee;

WHEREAS, the said Richard G. Walters and Britney J. Walters, now Britney J. Powell, have made default in the payment of the note described in such instrument, leaving a delinquent balance on this date remaining unpaid thereon; and

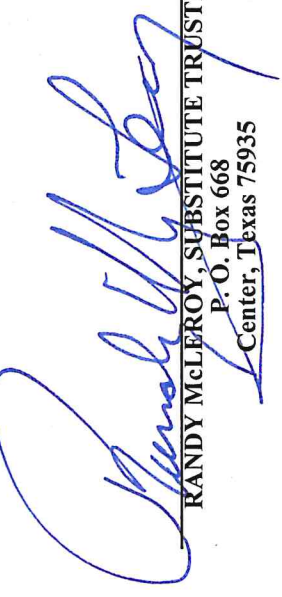
WHEREAS, Farmers State Bank, the said beneficiary, has requested me to enforce such trust;

NOW, THEREFORE, I, RANDY McLEROY, 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-five 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 June, 2024, the same being the 4th day of June, 2024, the following described real estate so described in and secured by such Deed of Trust:

Being 0.50 acre of land, more or less, a part of the S. O. PENNINGTON SURVEY, A-555, Shelby County, Texas, and being the land described in the deed from David Merle Foshee and wife, Sarah Diann Foshee, to Richard Walters and wife, Britney Walters, dated July 27, 2005, recorded in Vol. 1025, Page 118, Official Public Records, Shelby County, Texas, and being described by metes and bounds as follows, to-wit:

BEGINNING at a stake at the Northeast comer of the D. O. Sholar lot on the South right-of-way line of the present highway through said 13-1/3rd acre tract;  
THENCE East with the right-of-way of said highway 140 ft. to a stake for corner at the intersection of said highway with the East boundary line or said 13-1/3rd acre tract;  
THENCE South 30 East with the East boundary line of said 13-1/3rd acre tract a distance of 150 ft. to stake in said line;  
THENCE about West 140 ft. to stake for corner at the Southeast corner of the D. O. Sholar lot;  
THENCE about North with the East boundary line of the Sholar lot 150 ft. to the PLACE OF BEGINNING, and containing 1/2 acre of land, more or less.

WITNESS my hand on this, the 7th day of May, 2024.

  
RANDY McLEROY, SUBSTITUTE TRUSTEE  
P. O. Box 668  
Center, Texas 75935

*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  
2024 MAY -7 PM 3:49  
JENNIFER L. FOUNTAIN  
COUNTY CLERK  
BY \_\_\_\_\_ DEPUTY