

112-0001FC

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 DRIVERS LICENSE NUMBER.

2010 JUN

SUBSTITUTE TRUSTEE'S NOTICE

THE STATE OF TEXAS }  
COUNTY OF SHELBY }

JENNIFER L. FOUNTAIN  
COUNTY CLERK  
BY *JMS/gaw* DEPUTY

NOTICE IS HEREBY GIVEN THAT, WHEREAS, on the 23<sup>rd</sup> day of July, 2007, JAMES HURST and wife, COURTNEY HURST, executed a Deed of Trust to THAD FLOYD, Trustee, for the benefit of RALPH THRIFT and MICHAEL THRIFT, on the hereinafter described real estate, which Deed of Trust appears of record under Instrument No. 2007005469, Official Public Records, Shelby County, Texas; and

WHEREAS, on the 13<sup>th</sup> day of August, 2014, said Deed of Trust lien was transferred to J. P. CORDER and wife, MARILYN CORDER by RALPH MICHAEL THRIFT, Individually and as Executor of the Estate of Ralph Thrift, by a Transfer of Lien, appearing of record under Instrument No. 2014003166, 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 January 4, 2016, appoint me, Randy McLeroy, as Substitute Trustee;

WHEREAS, the said JAMES HURST and wife, COURTNEY HURST, have made default in the payment of the note described in such instrument, leaving a balance due and payable on this date; and

WHEREAS, J. P. CORDER and wife, MARILYN CORDER, the said beneficiary, has requested me to enforce such trust;

NOW, THEREFORE, I, RANDY McLEROY, 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 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 February, the same being the 2nd day of February, 2015, the following described real estate so described in and secured by such Deed of Trust:

BEING 21.56 acres of land, more or less, located in SHELBY COUNTY, TEXAS, on the ALEXANDER CAMERON SURVEY, A- 110, and being part of the land described in the Deed from Andrew Armstrong to Michael Thrift and Ralph Thrift, dated July 3, 2007, recorded as document number 20070044889, Deed Records, Shelby County, Texas and being described by metes and bounds as follows, to-wit:  
BEGINNING at a point on the North boundary line of 86.485 acres described in the deed dated December 9, 2003 from Ben Burkett and others to Ralph Thrift and recorded in Volume 977, Volume 338, Official Public Records, Shelby County, Texas, that point being South 89 degrees 10 minutes 07 seconds East, a distance of 450 feet from the most northerly Northwest corner of said 86.485 acres, an 1/2 inch rod set in the South Margin of County Road 4861 for a reference;  
THENCE South 89 degrees, 10 minutes 07 seconds East with the middle of County Road 4861 a distance of 432.7 feet to the Southeast corner of this tract and said 86.485 acres, an 1/2 inch iron rod set in the South margin of CR 4861 and also the West margin of CR 4905 for a reference;  
THENCE South 01 degree 15 minutes 13 seconds West with the East boundary line of said 86.485 acres a distance of 1000 feet, an 1/2 rod set in the West margin of CR 4905 for a reference;  
THENCE South 85 degrees, West a distance of 1,338 feet to a point on the West boundary line of said 86.485 acres, this also being the North boundary line of a 19.45 acre tract of land previously conveyed to Steve W. Adams and wife, Philda C. Adams, an 1/2 inch rod set for a corner;  
THENCE North 01 degree 06 minutes 28 seconds East with the West boundary line of said 86.485 acres a distance of 590 feet, an 1/2 inch rod set for a corner;  
THENCE 89 degrees, 10 minutes 07 seconds East a distance of 889 feet to a point in said 86.485 acres, this also being the South boundary line of an 8.09 acre tract of land previously conveyed to Johnny Cheshire and wife, an 1/2 iron rod for corner;



THENCE North 01 degree West, through said 86.485 acres a distance of 500 feet to the PLACE OF BEGINNING and containing 21.56 acres of land, more or less.

WITNESS my hand on this, the 4th day of January, 2016.

  
RANDY McLEROY, 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.”