

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY 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

FILED FOR RECORD  
SHELBY COUNTY, TEXAS  
2017 JUN 22 AM  
JENNIFER L. FOSTER  
COUNTY CLERK  
BY \_\_\_\_\_

NOTICE IS HEREBY GIVEN THAT, WHEREAS, on October 13, 2010, DEMECIO CHAVEZ and RAFAELA CHAVEZ, executed a Deed of Trust to DAVID CHADWICK, Trustee, for the benefit of FARMERS STATE BANK, on the hereinafter described real estate, which Deed of Trust appears of record as Instrument No. 2010012128 of 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 21st day of June, 2017, appoint me, RANDY MCLEROY, as Substitute Trustee; and

WHEREAS, the said DEMECIO CHAVEZ and RAFAELA CHAVEZ, 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-one 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 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 August, 2017, the same being August 1, 2017, the following described real estate so described in and secured by such Deed of Trust:

All that certain tract or parcel of land located in SHELBY COUNTY, TEXAS, on the NANCY SMITH SURVEY, ABSTRACT NO. 644, located in the City of Texas, and being the same called 0.14 of an acre tract described in a Warranty Deed from Richard Mason to Vera N. Wilson, dated August 12, 2005, and recorded in Volume 1026, Page 440, in the Official Public Records of Shelby County, Texas, said 0.1406 of an acre being more particularly described by metes and bounds as follows:

BEGINNING at an 1/2-inch iron rod with plastic cap set for the Southwest corner of said tract called 0.14 of an acre tract in the North margin of Cathy Street (called 30-foot width) and being the Southeast corner of a called 0.23 of an acre tract described in a Warranty Deed from W. L. (Bill) Permenter to LaJuan Baugh Permenter, dated November 13, 1997, and recorded in Volume 890, Page 399, of the Official Public Records of Shelby County, Texas;

THENCE North 20° 59' 30" West, with the Westerly line of said called 0.14 of an acre tract (called North 20° 52' West) and the Easterly line of said called 0.23 of an acre tract, a distance of 82.63 feet (called 82.63 feet) to a chain link fence corner post found for the Northwesterly corner of said called 0.14 of an acre tract and the Northeasterly corner of said called 0.23 of an acre tract and being the Southeasterly corner of a called 0.24 of an acre tract described in a Warranty Deed with Vendor's Lien from John W. Smith and wife, Dorothy J. Smith, to Edmond J. Moore and wife, Tammie L. Moore, dated April 10, 1996, and recorded in Volume 801, Page 763, in the Official Public Records of Shelby County, Texas, and being the Southwest corner of a called 0.2166 of an acre tract described in a General Warranty Deed from Michael Whiteside and wife, Teresa A. Whiteside, to Cornelius V. Gray, dated November 30, 2007, and recorded under Document No. 2007009676, in the Official Public Records of Shelby County, Texas;

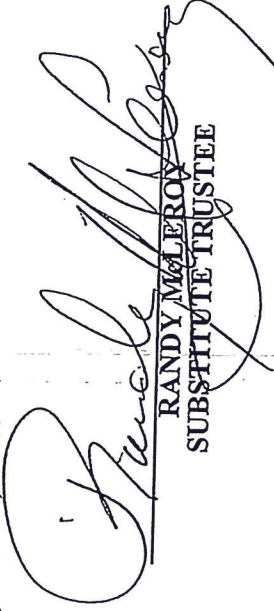
THENCE North 67° 21' 00" East, with the Northerly line of said called 0.14 of an acre tract (basis of bearing orientation) and the Southerly line of said called 0.2166 of an acre tract, a distance of 73.82 feet (called about 72-feet, 7-inches) to the Northeast corner of said called 0.14 of an acre tract and being the Northwest corner of a 0.14 of an acre tract described in an Assumption Deed from Jerry Henry Jackson and wife, Marsha D. Jackson, to Gerald S. Brittain and wife, Bernice Brittain, dated

October 21, 1967, and recorded in Volume 452, Page 814, in the Deed Records of Shelby County, Texas, from which a chain link fence corner post bears South 19° 42' 05" East, 0.67 feet;

THENCE South 19° 42' 05" East, with the Easterly line of said Wilson called 0.14 of an acre tract (called South 20° 52' East) and the Westerly line of said Brittain called 0.14 of an acre distance of 85.61 feet (called about 85 feet) to a chain link fence corner post found in said North margin of Cathy Street and being the Southeast corner of said Wilson called 0.14 of an acre tract, a the Southwest corner of said Brittain called 0.14 of an acre tract and

THENCE South 69° 39' 44" West, with the Southerly line of said Wilson called 0.14 of an acre tract (called South 70° 10' West) and said North margin of Cathy Street, a distance of 71.86 feet (called 73.75 feet) to the POINT of BEGINNING, and containing 0.1406 acres of land within these calls.

WITNESS my hand on this, the 21<sup>st</sup> day of June, 2017.

  
RANDY McJERNEY  
SUBSTITUTE 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.”