

17-0019FC

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 8th day of June, 2012, MATTHEW WAYNE WOOD and wife, KELLI NICOLE WOOD, 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. 2012003555 of the 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 the 2nd day of August, 2017, appoint me, RANDY McLEROY, as Substitute Trustee;

WHEREAS, the said MATTHEW WAYNE WOOD and wife, KELLINICOLE WOOD, 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, 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 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 September, 2017, the same being the 5th day of September, 2017, the following described real estate so described in and secured by such Deed of Trust:

Being a 21.603 acre tract in the G.W. WATSON SURVEY, A-909 and the G.R. HUGHES SURVEY, A-368, of Shelby County, Texas, and being out of and part of Tract One a called 22.8142 acre tract described in a Warranty Deed with Vendor's Lien to Wayne Wood, *et al.*, from David W. Whitton, *et al.*, dated October 21, 2003 recorded in Volume 973 Page 874 of the Official Public Records of said County, said tract adjoins the centerline of and lies north of Farm-to-Market (FM) Highway #414, is approximately 2.5 miles east of the intersection of State Highway #87 and FM #414, and is further described by metes and bounds as follows to-wit:

BEGINNING: At point in the centerline of FM #414 for the Southeast corner of this tract and said 22.8142 acre tract and the southwest corner of K.L. Metcalf tract recorded in Volume 810 Page 384 of said records.

THENCE: with the centerline of Farm-to-Market Highway #414 as follows:

1. S 76° 57' 47" W 52.68 to a point for corner;
2. S 78° 47' 36" W 70.81' to a point for corner;
3. S 80° 31' 10" W 77.64' to a point for corner;
4. S 81° 51' 57" W 443.62' to a point for corner;
5. S 81° 59' 30" W 279.11' to a point for corner;
6. S 81° 42' 23" W 201.93' to a point for corner;
7. S 81° 56' 21" W 76.49' to a nail found in said centerline for the southwest corner of this tract and the southeast corner of a 1.79 acre tract(Tract # 29) recorded in Volume 973 Page 874 of said records and the southeast corner of a 3.669 acre tract surveyed this day;

THENCE: N 11 42' 55" W 98.63' to an 1/2" iron rod set on the West side of a cattle guard for an interior angle corner of said 3.669 acre tract and angle corner of this tract, the Northeast corner of said 1.79 acre tract;

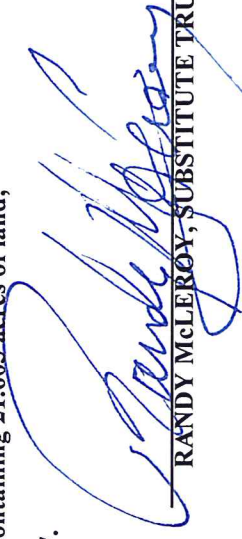
THENCE: N 00° 15' 51" E 633.34' to an 1/2" iron rod set for the northwest corner of this tract and said 22.8142 acre tract and the northerly corner of said 3.669 acre tract in the south boundary line of a called 11.52 acre tract recorded in Volume 937 Page 373 of said records;

THENCE: N 72° 53' 12" E 249.98' to a treated fence corner post found for the southeast corner of said 11.52 acre tract and the southwest comert of a 39 acre tract;

THENCE: N 72° 43' 27" E 816.95' to a point for the northeast corner of this tract and said 22.8142 acre tract from which an 1/2" iron rod found for reference brs. S 12° 09' 19" E 2.20';

THENCE: S 12° 09' 19" E 886.00' to the point of beginning containing 21.603 acres of land;

WITNESS my hand on this, the 3rd day of August, 2017.


RANDY McLEROY, 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.”

FILED FOR RECORD
SHELBY COUNTY, TEXAS

2017 AUG 4 AM 8 28

JENNIFER L. FOUNTAIN

COUNTY CLERK
BY *Machelle DeHans* DEPUTY