

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: April 06, 2018

TEXAS HOME EQUITY SECURITY INSTRUMENT / (First Lien) –
“DEED OF TRUST” – securing an extension of credit as defined by Section 50(a)(6),
ARTICLE XVI of the TEXAS CONSTITUTION:

Dated: April 01, 2016

Grantor: Rodney L. Harper and wife, Meda Dawn Harper
9879 FM 139
Joaquin, Texas 75954

**Grantor's
County:** Shelby County, Texas

Beneficiary: *Community Bank of Louisiana*
211 Main Street
Logansport, Louisiana 71049

Trustee: John G. Russell

Recorded: Official Public Records of the County Clerk of Shelby County located in Center, Texas, on April 06, 2016, under Shelby County Clerk's File No. 2016001094 / 16 PGS / HESI

Property (including any improvements):

Being 4.790 acres of land, more or less, a part of the AARON CASTLEBERRY SURVEY, A-97, Shelby County, Texas and being the land described in Deed from Shirley Harper to Rodney Lynn Harper, dated July 10, 2009, recorded under Clerk File No. 2009005650, 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; and

which currently as the address of and more commonly known as:
9879 FM 139, Joaquin, Texas 75954 [Shelby County]; and

TOGETHER WITH all the improvements and all easements, appurtenances, and fixtures, including all replacements and additions, but limited to homestead property in accordance with Section 50(a)(6)(H), Article XVI of the *Texas Constitution*.

FILED FOR RECORD
SHELBY COUNTY, TEXAS
2018 APR 5 PM 2 49
JENNIFER L. FOUNTAIN
COUNTY CLERK
BY _____ DEPUTY

(Collectively referred to herein as the "Property")

Date of Sale

of Property: First Tuesday in MAY, 2018 being Tuesday, **MAY 01, 2018**

Time of Sale

of Property: Between the hours of 10:00 a.m. and 1:00 p.m. and to commence at a time no earlier than 10:00 a.m. or within 3 hours thereafter.

Place of Sale

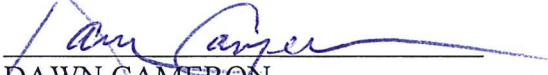
of Property: Upon the steps in front of the Shelby County Courthouse located at 200 San Augustine Street, situated in the City of Center, Shelby County, Texas 75935, and said steps being located between the main entrance of the Shelby County Courthouse and San Augustine Street; OR, alternatively, as elsewhere designated by the Shelby County Commissioners Court.

Because of default in performance of the obligations of the Deed of Trust – [including (i) repayment of the Note secured by the Deed of Trust, and any and all extensions and modifications of the Note secured by the Deed of Trust; and (ii) the performance of Borrower's covenants and agreements under the Deed of Trust and the Note] – described herein, the undersigned Substitute Trustee will sell the property described hereinabove and in Exhibit "A", attached hereto and incorporated herein for all purposes, by public auction to the highest bidder for cash at the place, date and time specified above to satisfy the debts secured by the Deed of Trust, pursuant to authority conferred on said Substitute Trustee in said Deed of Trust.

Notice: 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.

EXECUTED this 5th day of April, 2018.




DAWN CAMERON,
Substitute Trustee
c/o Searcy & Searcy, P.C.
P.O. Box 3929
Longview, TX 75606
Tel (903) 757 3399
Fax (903) 757 9559

AND/OR

JOSHUA P. SEARCY,
Substitute Trustee
c/o Searcy & Searcy, P.C.
P.O. Box 3929
Longview, TX 75606
Tel (903) 757 3399
Fax (903) 757 9559

CERTIFICATE OF POSTING

My name is Betty Allen, and my address is c/o Searcy & Searcy, P.C., P.O. Box 3929, Longview, TX 75606. I declare under penalty of perjury that on APRIL 06, 2018, I filed and caused to be posted this Notice at the required posting location of the office of the SHELBY COUNTY CLERK located in the SHELBY COUNTY COURTHOUSE, Center, TX.



(Signature)
BETTY ALLEN

(Printed Name)
04-06-2018

(Date)

TO BE FILE-MARKED AND POSTED-
THIS NOTICE WAS SUBMITTED AND PREPARED BY:

Joshua P. Searcy
Searcy & Searcy, P.C.
Attorneys for Lender/Beneficiary, *Community Bank of Louisiana*
P.O. Box 3929
Longview, TX 75606
Tel 903.757.3399
fax 903.757.9559
email: joshsearcy@jrsearcylaw.com

EXHIBIT A

Being 4.790 acres of land situated in the Aaron Castleberry Survey, Abstract 97, Shelby County, Texas, being part of and out of a called 29.02 acre tract described as "Tract One" and all of a called 1.47 acre tract described as "Tract Two" in a Warranty Deed with Vendor's Lien from Frank Davis and wife, Glenda Davis, to Chester L. Harper and wife, Shirley A. Harper, dated December 5, 2000, and recorded in Volume 901, Page 497, in the Official Public Records of Shelby County, Texas, said 4.790 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap set in the South line of said called 29.02 acre tract and said Aaron Castleberry Survey, being N 89°31'00" W, 166.74 feet from a concrete monument found for the Southeast corner of said called 29.02 acre tract, and being in the North line of the Elisha Hammers Survey, Abstract 323, Shelby County, Texas, and the North line of a called 82.702 acre tract described as "First Tract" in a Warranty Deed from Madge Boucher Boynton and Martha Boucher Brassfield to Kenneth Earl Kay and wife, Jill Kay, dated November 2, 1995, and recorded in Volume 794, Page 724, in the Real Property Records of Shelby County, Texas;

THENCE N 89°31'00" W, with said South line of the called 29.02 acre tract (basis of bearing orientation) and the North line of said called 82.702 acre tract, a distance of 481.84 feet to the Southwest corner of said called 29.02 acre tract in the centerline of Farm-to-Market Road 139 (based on 80-foot right-of-way), from which a 1/2-inch iron rod with plastic cap set for reference bears S 89°31'00" E, 46.51 feet;

THENCE N 30°12'12" W, with said centerline of Farm-to-Market Road 139 as the West line of said called 29.02 acre tract, a distance of 196.82 feet to the beginning of a curve to the right;

THENCE continuing with said centerline of Farm-to-Market Road 139, along said curve to the right having a central angle of 03°54'15", a radius of 2,864.79 feet, an arc length of 195.21 feet, and a Chord Bearing N 28°15'04" W, and distance of 195.17 feet to the Westerly corner of the herein described 4.790 acre tract, from which a 1/2-inch iron rod with plastic cap set for reference bears N 60°15'07" E, 40.07 feet;

THENCE N 60°15'07" E, across said called 29.02 acre tract, a distance of 303.92 feet to a 1/2-inch iron rod found (beat) for the North corner of said called 1.47 acre tract, from which a 1-inch iron pipe found (beat) for the East corner of said called 1.47 acre tract bears S 50°46'16" E, 210.0 feet;

THENCE S 78°31'18" W, a distance of 144.74 feet to a 1/2-inch iron rod with plastic cap set for a Northerly corner of the herein described 4.790 acre tract;

THENCE S 29°44'53" E, a distance of 539.14 feet to the POINT of BEGINNING and containing 4.790 acres of land within these calls of which 0.283 lies within the right-of-way lines of said Farm-to-Market Road 139.