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19-00247C

FILED FOR RECORD
SHELBY COUNTY, TEXAS

2019 DEC -3 PM 3: 08

JENNIFER L. FOUNTAIN
COUNTY CLERK

BY  DEPUTY

TRUSTEE'S NOTICE

THE STATE OF TEXAS } }
COUNTY OF SHELBY }

NOTICE IS HEREBY GIVEN THAT, WHEREAS, on the 19th day of February, 2016, STEVEN DEAN THORNBURGH, JR., and wife, HATTIE MIRANDA THORNBURGH, executed a Deed of Trust to me for the benefit of GERALD MACKEY on the hereinafter described real estate, which Deed of Trust appears of record in the Official Public Records of Shelby County, Texas, as Instrument No. 2016000520, 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 Steven Dean Thornburgh, Jr., and Wife, Hattie Miranda Thornburgh, have made default in the payment of the note described in such instrument, leaving a balance on this date remaining unpaid thereon; and

WHEREAS, Gerald Mackey, 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 January, 2020, the same being the 7th day of January, 20120 the following described real estate so described in and secured by such Deed of Trust:

All that certain tract of land situated in SHELBY COUNTY, TEXAS, and located on the RUSK COUNTY SCHOOL LAND SURVEY NO. 2, A-594, being 7.70 acres of land, more or less, and being the residue of an eleven (11) acre tract of land conveyed to J. B. Taylor, Jr. and wife, Vivian, by J. H. Brown and wife, and Marshall C. Thomason and wife, by Deed dated April 13, 1950, and recorded in Volume 292, Page 473, Deed Records of Shelby County, Texas, and being described by metes and bounds as follows, to-wit:

BEGINNING at the Northwest corner of the said 11 acre tract in the South line of the International Paper Company 747 acre tract out of the RUSK COUNTY SCHOOL LAND SURVEY NO. 2, same being the Northwest corner of the S. W. Brown 99.5 acre tract and Northeast corner of the S. W. Brown 100 acre tract, a concrete monument for corner from which an 18 inch pine bears South 36 degrees, 00 minutes West, 5.2 varas, 9 inch pine bears North 89 degrees 25 minutes East, 3.1 varas; an 8 inch pine bears South 52 degrees 00 minutes East, 5.3 varas, an 8 inch red oak bears North 41 degrees 30 minutes, West 2.3 varas;

THENCE North 67 degrees 48 minutes East, with the South line of the said International Paper Company tract and the South line of the A. D. Glenn 73 acre tract, at 128.08 varas passes a concrete monument for the Southeast corner of the said International Paper Company tract and continuing a total distance of 168.38 varas to the Northeast corner of the said 11 acre tract, a concrete monument to corner at a fence corner;

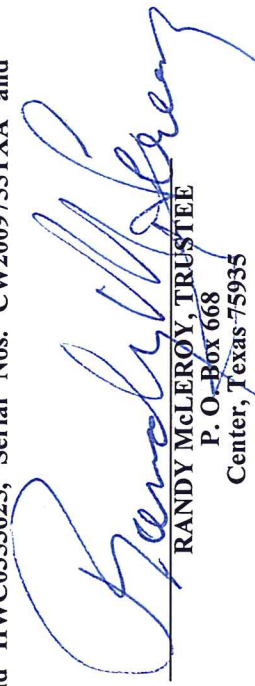
THENCE South 19 degrees 46 minutes East with the East line of the said 11 acre tract, 209.35 varas to the Northwest right of way of State Highway No. 7, a concrete monument for corner;

THENCE South 37 degrees 37 minutes West with the said right of way, 198.00 varas to the West line of the said 11 acre tract, a concrete monument at a fence corner for corner;

THENCE North 20 degrees 02 minutes 24 seconds West, 308.93 varas to the PLACE of BEGINNING, containing 7.70 acres of land, more or less;

Together with the 14 x 60, double wide 2004 CMH Manufacturing, Inc. Mobile Home, Certificate No. MH0003398689, Model No. 32HMK28684CH05, Label/Seal Nos. HWC0353624 and HWC0353625, Serial Nos. CW2009755TXA and CW2009755TXB, located thereon;

WITNESS my hand on this, the 3rd day of December, 2019.


RANDY McLEROY, 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.”