

21-002 FC

FILED FOR RECORD  
SHELBY COUNTY, TEXAS

THE STATE OF TEXAS }  
2021 JAN 12 PM 8:52

COUNTY OF SHELBY }  
JENNIFER L. FOUNTAIN  
COUNTY CLERK

NOTICE IS HEREBY GIVEN THAT, WHEREAS, on the 3rd day of May, 2012, Junior Caraway and wife, Carla Caraway, executed a Deed of Trust to Randy McLeroy, for the benefit of Joy Livingston, on the hereinafter described real estate, which Deed of Trust appears of record in the Real Property Records of Shelby County, Texas, as Instrument No. 2012002761, 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 Junior Caraway and wife, Carla Caraway, have made default in the payment of the note described in such instrument, leaving \$61,501.21 on this date remaining unpaid thereon; and

WHEREAS, 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 March, 2021, the same being the 2nd day of March, 2021, 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, on the JESSE AMASON SURVEY, A-10, about 1 mile West of Center, and being a part of the 26.2 acre tract described in the Deed from J. J. Oliver, et al., to Jennie Oliver, recorded in Volume 170, page 552, of the Deed Records of Shelby County, Texas, and being described by metes and bounds as follows, to-wit:

BEGINNING at the most southerly corner of said land as it now exists on the Northwest margin of the Center and Arcadia, (now Farm to Market), road;  
THENCE along the Southwest line of said 26.2 acre tract, North 74-½ West, 582 feet to its Southwest corner on Mrs. Halliburton's East boundary line;  
THENCE North 9-½ East, with her line, 326 feet to a stake on the same;  
THENCE South 77 East, across the Jennie Oliver tract, 625 feet to a stake at a fence on the Northwest margin of said road;  
THENCE South 15-1/4 West, with the highway, 341 feet to the Place of Beginning, containing 4.6 acres of land;

SAVE, LESS and EXCEPT, however, out of the above described tract the following described tracts of land, to-wit:

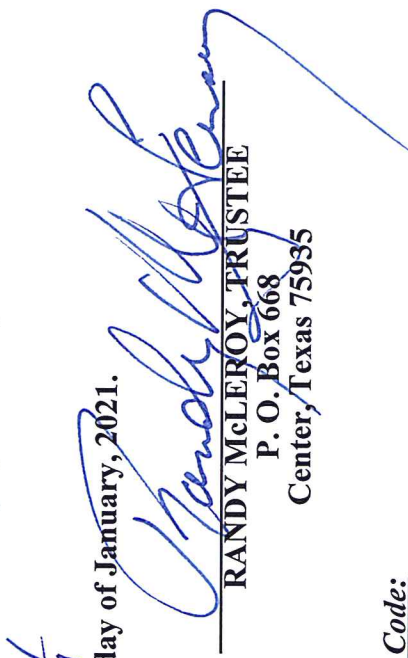
TRACT 1: All that certain tract of land situated in SHELBY COUNTY, TEXAS, on the JESSE AMASON SURVEY, A-10, and being 0.3 of an acre of land, more or less, described in the Deed from A. T. Adams, et ux., to Ernest Hanson, dated February 14, 1973, recorded in Volume 488, page 312, of the Deed Records of Shelby County, Texas;

TRACT 2: All that certain tract of land situated in SHELBY COUNTY, TEXAS, on the JESSE AMASON SURVEY, A-10, and being 3.16 acres of land, more or less, described in the Deed from A. T. Adams, et ux., to T. D. Livingston, dated May 14, 1979, recorded in Volume 557, page 248, of the Deed Records of Shelby County, Texas; and

TRACT 3: All that certain tract of land situated in SHELBY COUNTY, TEXAS, on the JESSE AMASON SURVEY, A-10, and being 0.47 of an acre of land, more or less, described in the Deed from Murval Holt, et ux., to Harry Akin, et ux., dated January 5, 1989, recorded in Volume 695, page 157, of the Deed Records of Shelby County, Texas;

Together with all improvements thereon, or hereafter to be placed thereon, and all and singular the rights and appurtenances to the same belonging or in anywise incident or appertaining;

WITNESS my hand on this, the 13<sup>th</sup> day of January, 2021.

  
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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.”