

2021 MAR -1 PM 2:36

JENNIFER L. FOUNTAIN
COUNTY CLERK

21-003 FC

TRUSTEE'S NOTICE

BY JL DEPUTY

THE STATE OF TEXAS }
COUNTY OF SHELBY }

NOTICE IS HEREBY GIVEN THAT, WHEREAS, on the 2nd day of February, 2012, Willie Garner and Janella Garner, 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 Official Public Records of Shelby County, Texas, as Instrument No. 2012000772, 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

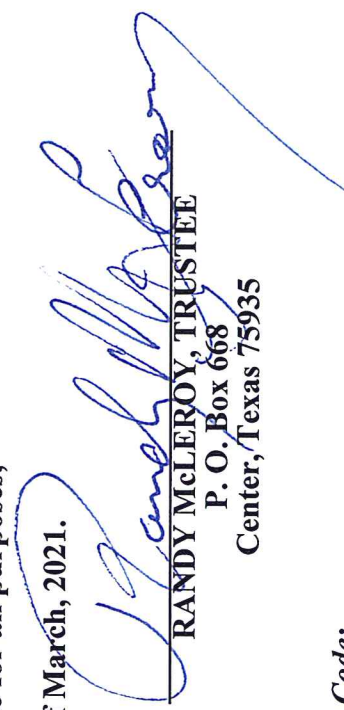
WHEREAS, the said Willie Gardner and Janella Gardner, have made default in the payment of the note described in such instrument, leaving the same on this date remaining unpaid; and

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 April, 2021, the same being the 6th day of April, 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 JOHN & ELIZABETH BRADLEY SURVEY, A-45, being the North one-half, (½), of Lots Eleven, (11), and twelve, (12), in Block 27 of the Town of Timpson, Texas, and being the same land described in the Deed from Marie L. Flores, *et al.*, to Joy Covington, dated October 12, 1985, recorded in Volume 658, page 263, of the Deed Records of Shelby County, Texas, to which said instrument, and its record, reference is here made for all purposes;

WITNESS my hand on this, the 1st day of March, 2021.


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.”