

10-0024FC

NOTICE OF FORECLOSURE SALE

Date of Sale: August 2, 2016

Deed of Trust:

Dated: October 20, 2006

Grantor: Bobbie L. Carlton

Trustee: J. Ken Muckelroy

Lender: Shelby Savings Bank, SSB

Recorded in: Vol. 1063, Page 238 of the real property records of Shelby County, Texas.

Legal Description: See **Exhibit "A"** attached hereto and incorporated by reference for all purposes herein.

Secures: Adjustable Rate Note ("Note") in the original principal amount of \$43,000.00, executed by Bobbie L. Carlton ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, August 2, 2016

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: Front steps of the Shelby County Courthouse located at 200 San Augustine Street, Center, Texas 75935.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Shelby Savings Bank, SSB's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Shelby Savings Bank, SSB, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Shelby Savings Bank, SSB's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Shelby Savings Bank, SSB's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Shelby Savings Bank, SSB passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

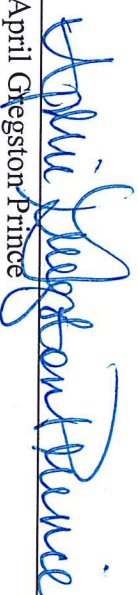
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Shelby Savings Bank, SSB. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

A handwritten signature in blue ink, reading "April Gregston Prince", written over a horizontal line.

April Gregston Prince
Mettauer Law Firm, PLLC
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Center, Texas 75935
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april@mettauerlaw.com

EXHIBIT "A"

BEGINNING at a ½ inch iron rod found for a corner at a fence in the called centerline of the old Texas & Gulf Railroad, said beginning corner being the Northeast corner of said 10.85 acre tract and the Northwest corner of a 1.48 acre tract described as Second Tract in the conveyance from R. J. (Bob) Griffin, et ux, to Troy Franks, et ux, dated November 7, 1956, recorded in Volume 358, Page 354, Deed Records of Shelby County, Texas;

THENCE South 06 deg. 25 min. 00 sec. West, 712.20 feet (called 712.75 feet), with the called centerline of said Texas and Gulf Railroad and the East boundary line of said 10.85 acre tract and the West boundary line of said 1.48 acre tract to an ½ inch iron rod found at the Southeast corner of said 10.85 acre tract;

THENCE West, 654.60 feet (called 654.60 ft.) with the South boundary line of said 10.85 acre tract to the Southwest corner of same, a ½ inch iron rod found for corner in a wire fence from which a 19 inch po. O., found marked "X" brs. South 12 deg. East, 16.8 feet, said corner being in the East boundary line of a 73.338 acre tract described in a conveyance from Marvin A. Mize, et ux, to Marvin A. Mize and Magdalene Mize, as Trustees for Marvin A. Mize and Magdalene Mize Revocable Living Trust, dated February 10, 1998, recorded in Volume 833, Page 161, Deed Records, Shelby County, Texas;

THENCE North 03 deg. 41 min. 27 sec. East, 700.67 feet (called North 03 deg. 41 min. 35 sec. East 701.22 ft.) with the West boundary line of said 10.85 acre tract and the East boundary line of said 73.338 acre tract to an ½ inch iron rod found for the corner at a fence corner at the Northwest corner of said 10.85 acre tract, from which a 17 inch Wa. O., found marked "X" brs. North 44 deg. E. 18.3 feet and a 5 inch Elm found mkd. "X" brs. South 72 West, 3.9 feet, said corner being the Southwest corner of the H. J. Wilson Estate;

THENCE North 89 deg. 17 min. 31 sec. East, 689.14 feet, (bearing base called 648.4 feet), with the North boundary line of said 10.85 acre tract and the South boundary line of the H. J. Wilson Estate and continuing with the South boundary line of the Stockman Union Church tract to the PLACE OF BEGINNING, containing 10.843 acres of land, more or less.