

16-0030FC

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

FILED FOR RECORD
SHELBY COUNTY, TEXAS
SEP 19 AM 10
MIMI L. FOUNTAIN
COUNTY CLERK
DEPT. OF COUNTY CLERK

SUBSTITUTE TRUSTEE'S NOTICE

THE STATE OF TEXAS }
COUNTY OF SHELBY }

NOTICE IS HEREBY GIVEN THAT, **WHEREAS**, on the 15th day of **September, 2015**, **CHAD J. TAYLOR** and wife, **SAMANTHA TAYLOR**, executed a **Home Equity Deed of Trust** to **DAVID CHADWICK**, for the benefit of **FARMERS STATE BANK, CENTER, TEXAS**, on the hereinafter described real estate, which Home Equity Deed of Trust appears of record under **Instrument No. 2015003269**, Real Property Records, Shelby County, Texas, 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 Home Equity Deed of Trust specifically authorizes the appointment of a Substitute Trustee by the beneficiary of said Home Equity Deed of Trust; and

WHEREAS, the said Trustee has become incapacitated to serve as such, or has resigned or has failed and refused to act as such; and

WHEREAS, by authority of the said Home Equity Deed of Trust, the beneficiary thereunder did, on the **20th day of July, 2016**, appoint me, **RANDY MCLEROY**, as Substitute Trustee;

WHEREAS, the said **CHAD J. TAYLOR**, have made default in the payment of the note described in such instrument, leaving a delinquent balance on this date remaining unpaid thereon; and

WHEREAS, Farmers State Bank, Center, Texas, the said beneficiary, has requested me to enforce such trust;

NOW, THEREFORE, I, RANDY MCLEROY, Substitute Trustee has aforesaid, hereby give notice that I will accordingly, after due posting of this notice as required by said Home Equity Deed of Trust and the law, for at least **twenty-one days** successively next before the day of sale at the Door of the **District Courthouse in Center, 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 **Center, 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 **November**, the same being the **1st day of November, 2016**, the following described real estate so described in and secured by such Home Equity Deed of Trust:

FIRST TRACT: BEING 1 acre of land, more or less, located in **SHELBY COUNTY, TEXAS**, a part of the **ANN GRAY SURVEY, A-241**, and being the land described in the Warranty Deed from Citizens Bank to Chad Justin Taylor dated May 4, 2007, recorded under Instrument No. 2007003466, Official Public Records, Shelby County, Texas; and being described by metes and bounds as follows, to-wit:

BEGINNING at a stake for corner, the same being the Northwest corner of Lot No. 1 of the J. C. Taylor 100 acre subdivision as shown by the map prepared by Gordon C. Russell dated April 14, 1966, and said Lot No. 1 being the same lot conveyed by J. C. Taylor and wife, Mary J. Taylor, to Jay Taylor and wife, Doris Taylor, dated September 9, 1970, recorded in Volume 471, Page 237, Deed Records, Shelby County, Texas;

THENCE North 1 degree 55 minutes 35 seconds East 210 feet with the East boundary line of said Lot No. 9, to a stake for corner;

THENCE North 83 degrees 41 minutes 30 seconds East 210 feet into said Lot No. 9 to a stake for corner,

THENCE South 1 degree 55 minutes 35 seconds West 210 feet to a stake for corner on the South boundary line of said Lot No. 9;

THENCE South 83 degrees 41 minutes 30 seconds West 210 feet with the South boundary line of said Lot No. 9, to the **PLACE of BEGINNING**, containing 1 acre of land, more or less,

SECOND TRACT: BEING 7.09 acres of land, more or less, located in **SHELBY COUNTY, TEXAS**, a part of the **ANN GRAY SURVEY, A-241**, and being the land described in the Sheriff's Tax Deed from Sheriff Willis Blackwell to Wayne Elliott, dated May 14, 2015, recorded under Instrument No. 2015001668, Official Public Records, Shelby County, Texas, and being described by metes and bounds as follows, to-wit:

BEGINNING at a stake for corner, the same being the Northwest corner of Lot No. 1 of the J. C. Taylor 100 acre subdivision as shown by the map prepared by Gordon C. Russell dated April 14, 1966, and said Lot No. 1 being the same lot conveyed by J. C. Taylor and wife, Mary J. Taylor, to Jay Taylor and wife, Doris Taylor, dated September 9, 1970, recorded in Volume 471, Page 237, Deed Records, Shelby County,

Texas;

THENCE North 1 degree 55 minutes 35 seconds West 540 feet to stake for corner at the Southwest corner of Lot No. 10 of the said J. C. Taylor 100 acre subdivision said Lot No. 10 being the same lot conveyed by J. C. Taylor and wife, Mary J. Taylor to Faye Taylor Yates, *a feme sole*, by deed dated November 27, 1970, recorded in Volume 472, Page 782, Deed Records, Shelby County, Texas;

THENCE North 81 degrees 13 min, 10 seconds East along the South boundary line of Lot No. 10, 620.06 feet to stake for corner at the Southeast corner of said Lot No. 10;

THENCE South 1 degree 06 minutes 20 seconds West 566.38 feet to stake for corner at the Northeast corner of Lot No. 2 of the said J. C. Taylor 100 acre subdivision, said Lot No. 2 being the same lot conveyed by J. C. Taylor and wife, Mary J. Taylor to Annie Taylor Emmons and husband, J. B. Emmons, by deed dated October 19, 1970, recorded in Volume 472, Page 213, Deed Records, Shelby County, Texas;

THENCE South 83 degrees 41 minutes 30 seconds West along the North boundary line of Lot No. 2 and Lot No. 1, 574.20 feet to the **PLACE of BEGINNING**, containing 9.09 acres of land, more or less, and being Lot No. 9 of the said J. C. Taylor 100 acre subdivision;

LESS, SAVE and EXCEPT all that certain one acre of land and being the land described in the Warranty Deed from Ray Taylor and wife, Agnes Taylor to Marvin Wayne Taylor, dated June 25, 1977, recorded in Volume 534, Page 315, Deed Records, Shelby County, Texas and being described by metes and bounds as follows, to-wit:

BEGINNING at a stake for corner, the same being the Northwest corner of Lot No. 1 of the J. C. Taylor 100 acre subdivision as shown by the map prepared by Gordon C. Russell dated April 14, 1966 and said Lot No. 1 being the same lot conveyed by J. C. Taylor and wife, Mary J. Taylor, to Jay Taylor and wife, Doris Taylor dated September 9, 1970, recorded in Volume 471, Page 237, Deed Records, Shelby County, Texas;

THENCE North 1 degree 55 minutes 35 seconds East 210 feet with the East boundary line of said Lot No. 9 to a stake for corner;

THENCE North 83 degrees 41 minutes 30 seconds East 210 feet into said Lot No. 9 to a stake for corner;

THENCE South 1 degree 55 minutes 35 seconds West 210 feet to a stake for corner on the South boundary line of said Lot No. 9;

THENCE South 83 degrees 41 minutes 30 seconds West 210 feet with the South boundary line of said Lot No. 9 to the **PLACE of BEGINNING**, containing 1 acre of land, more or less,

LESS, SAVE and EXCEPT that certain one acre of land, more or less, and being the land described in the Warranty Deed from Ray Taylor and wife, Agnes Taylor to Marvin Wayne Taylor, dated March 8, 1984, recorded in Volume 632, Page 305, Deed Records, Shelby County, Texas and being described by metes and bounds as follows, to-wit:

BEGINNING at a stake for corner, the same being North 1 degree 55 minutes 35 seconds East, 210 feet from the Northwest corner of Lot No. 1 of the J. C. Taylor 100 acre subdivision as shown by the map prepared by Gordon C. Russell, dated April 14, 1966 and said Lot No. 1 being the same lot conveyed by J. C. Taylor and wife, Mary J. Taylor to Jay Taylor and wife, Doris Taylor dated September 9, 1970, recorded in Vol. 471, Page 237, Deed Records, Shelby County, Texas, and said stake being the Northwest corner of a one acre tract described in the deed from Ray Taylor and wife, Agnes Taylor to Marvin Wayne Taylor dated June 25, 1977, recorded in Volume 534, Page 315, Deed Records, Shelby County, Texas;

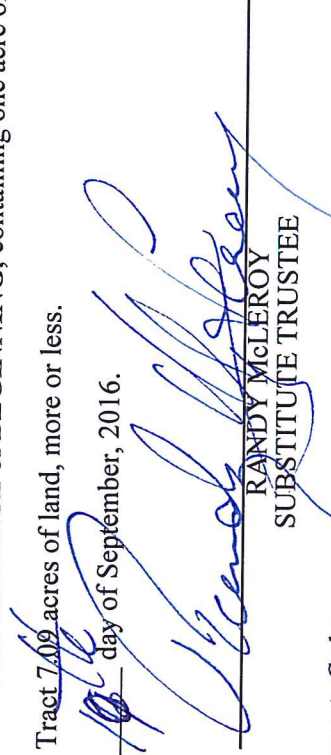
THENCE North 1 degree 55 minutes 35 seconds East 151.78 feet with the East boundary line of said Lot No. 9, to a stake for corner;

THENCE North 83 degrees 41 minutes 30 seconds East 278 feet into said Lot No. 9 to a stake for corner;

THENCE South 1 degree 55 minutes 35 seconds West 151.78 feet to a stake for corner;
THENCE South 83 degrees 41 minutes 30 seconds West 68 feet to the Northeast corner of the said Marvin Wayne Taylor, one acre tract and continuing along the North boundary line of said one acre tract another 210 feet, for a total distance of 278 feet and the **PLACE of BEGINNING**, containing one acre of land, more or less.

LEAVING HEREIN as Second Tract 7.09 acres of land, more or less.

WITNESS my hand on this, the 10th day of September, 2016.


RANDY MCLEROY
SUBSTITUTE TRUSTEE

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.”