

17-0030-FC

THE STATE OF TEXAS

§

FILED FOR RECORD

COUNTY OF NACOGDOCHES

§

SHELBY COUNTY, TEXAS

2017 DEC 7 PM 1 52

Substitute Trustee's Notice of Foreclosure Sale

BY *Agreement* SECURITY

Deed of Trust

Dated: July 28, 2017

Grantor: J.E. Belrose

Trustee: Sandra Roberts

Lender: Karen O. Belrose (nka Karen Owens)

Recorded in: Instrument number 2017002684 of the official public records of Shelby, County, Texas

Secures: Real Estate Lien Note in the original principal amount of \$235,000.00 executed by J.E. Belrose and payable to the order of Lender.

Property: The real property, improvements, described in and mortgaged in the Deed of Trust, described as follows:

TRACT 1

First Tract: BEING 150.7106 acres of land, more or less, a pa. of the JAMES SMITH SURVEY, A-632, and the MATTHEW DUNCAN SURVEY, A-166, Shelby County, Texas, and being the land described in the following five tracts: (1) the 34.68 acre tract described in the Deed from Sammie Gene Smith and wife, Marcelle Smith, to J. E. Belrose and wife, Janet Belrose, dated May 15, 2001, recorded in Vol. 914, Page 520, Official Public Records, Shelby County, Texas; (2) the 16 acre tract described in the Deed from Sammie Stephen Smith and wife, Ruby E. Smith, to J. E. Belrose and wife, Janet Belrose, dated September 12, 2003, recorded in Vol. 971, Page 93, Official Public Records, Shelby County, Texas; (3) the four tracts of land described in the Deed from Sammie Gene Smith and wife, Marcelle Smith, to J. E. Belrose and wife, Janet Belrose, dated October 13, 2003, recorded in vol. 973, Page 152, Official Public Records, Shelby County, Texas; (4) the land described in the Deed from Marcelle Smith to J. E. Belrose dated April 19, 2005, recorded in Vol. 1019, Page 265, Official Public Records, Shelby County, Texas; (5) the 4.129 acre tract described in the Deed from Marcelle Smith to J. E. Belrose dated September 20, 2007, recorded under Instrument No. 2007007467, Official Public Records, Shelby County, Texas; **Less and Except therefrom:**

(1) 5.9494 acres of land, more or less, and being the land described in the Deed from U.L. Strickland and wife, Fern Strickland, to Wimberly Cemetery Committee, dated July 1987, recorded in Vol. 677, Page 33, Deed Records, Shelby County, Texas; (2) 3 acres of land, more or less, and being the land described in the Deed from Sammie Gene Smith and wife, Marcelle Smith, to Edward Gray, Jr. and wife, Rhonda Lynn Gray, dated September 2, 1994, recorded in Vol. 774, Page 317, Real Property Records, Shelby County, Texas; and (3) 57.27 acres of land, more or less, and being the land described in the Deed from Sammie Gene Smith and wife, Marcelle Smith, to C. Scott Massey and Randall W. Massey dated November 15, 1996, recorded in Vol. 811, Page 161, Official Public Records, Shelby County, Texas, and being described by metes and bounds in multiple tracts as



follows, to-wit:

a) BEING 34.68 acres of land, more or less, a part of the JAMES SMITH SURVEY, A-632, Shelby County, Texas, and being described in the Deed from Sammie Gene Smith and wife, Marcelle Smith, to J. E. Belrose and wife, Janet Belrose, dated May 15, 2001, recorded in Vol. 914, Page 520, Official Public Records, Shelby County, Texas, and being described by metes and bounds as follows, to-wit

BEGINNING at a 1/2 inch iron rod found for the Northwest corner of this 34.68 acre tract at a fence

corner in the South boundary line of County Road #CR2-2650, 1/2 inch iron pipe found in North boundary line of said road brs. N. 01 deg. 13 min. 51 sec. W. 39.54 ft.;

THENCE N. 89 deg. 48 min. 39 sec. E. 1175.03 ft., along a fence in the South boundary line of said road to a 1/2 inch iron rod set for the Northeast corner of this 34.68 acre tract at a fence corner, a 25 inch hackberry brs. S. 13 deg. W. 10.0 ft.;

THENCE S. 00 deg. 08 min. 26 sec. E. 1079.67 ft., along a fence being the East boundary line of this 34.68 acre tract to a 1/2 inch iron rod set at a fence corner for its Southeast corner, a 16 inch sweet gum brs. N. 62 deg., E. 2.0 ft., and a 12 inch red oak brs. S. 45 deg. E. 20.0 ft.;

THENCE along a fence crossing said 67.7 acre tract as follows:

S. 68 deg. 34 min. 57 sec. W. 800.01 ft., set 1/2 inch iron rod;

S. 85 deg. 19 min. 45 sec. W. 434.36 ft., to a 1/2 inch iron rod set at a fence corner post for the Southwest corner of this 34.68 acre tract, a 10 inch pine brs. N. 45 deg. W. 4.0 ft.;

THENCE N. 1403.09 ft., along a fence being the West boundary line of this 34.68 acre tract to the Point of Beginning, containing 34.68 acres of land, more or less.

b) BEING 16 acres of land, more or less, a part of the MATTHEW DUNCAN SURVEY, A-166, Shelby County, Texas, and being described in the Deed from Sammie Stephen Smith and wife, Ruby E. Smith, to J. E. Belrose and wife, Janet Belrose, dated September 12, 2003, recorded in Vol. 971, Page 93, Official Public Records, Shelby County, Texas, and being described by metes and bounds as follows, to-wit:

BEGINNING at a point in the centerline of State Farm Road No. 3172, said pint being the Southeast corner of a 14.3475 acre tract of land conveyed by James D. Fittz to Emmet Luman by Deed recorded in Vol. 865, Page 472, Official Public Records, Shelby County, Texas, a 1/2 inch iron rod found for witness brs.

N. 75 deg. 35 min. 06 sec. W. a distance of 62.35 ft.

c) BEING 67.6 acres of land, more or less, a part of the JAMES SMITH SURVEY, A-632, Shelby County, Texas, and being described by metes and bounds as follows, to-wit:  
BEGINNING at a pine knot the Northwest corner of this survey from which a post Oak 5 inch dia. brs. S. 21-1/2 E. 3-1/5 vrs. a pine 8 inch in dia. Brs. N. 75-1/4 E. 5 vrs.;

THENCE E. 879 vrs. to the Northeast corner of the tract from which a red Oak 14 inch in dia. brs. N. 84 E. 3-2/5 vrs. a hickory 6 inch in dia. brs. S. 49-1/2 W. 3-2/5 vrs.;

THENCE S. 737 vrs. to an iron wood 6 inch dia. for Southeast corner of tract from which an ash 14 inch in dia. Brs. N. 89 E. 11 vrs. maple 6 inch in dia. brs. N. 33 W. 4-1/2 vrs.;

THENCE W. 142 vrs. to a stake the Northwest corner of a 280 tract from which a white Oak 30 inch in dia. brs. N. 78 E. 6 vrs. a hickory 18 inch in dia. brs. N. 29 W. 12 vrs.;

THENCE S. 163 vrs. to a stake for the Northeast corner of a subdivision lot No. 3 from which a white Oak brs. N. 51-1/2 E. 1-1/5 vrs. gum 10 inch in dia. brs. S. 36 W. 4-2/5 vrs.;

THENCE W. 737 vrs. to a stake on Northwest bank of a small drain same being the Southeast corner of the E. Ritter survey from which a white Oak 10 inch in dia. brs. N. 22-1/2 E. dead sassafras brs. N. 80 E. 3-2/5 vrs.;

THENCE N. 900 vrs. to Place of Beginning, containing 135-9/10 acres of land, but it is understood that there are only 67.6 acres of land, more or less, being the West half of said tract.



d) BEING 67.6 acres of land, more or less, a part of the JAMES SMITH SURVEY, A-632, Shelby County, Texas, and being described by metes and bounds as follows, to-wit: BEGINNING at a pine knot the Northwest corner of this survey from which a post Oak 5 inch dia. brs. S. 21-1/2 E. 3-1/5 vrs. a pine 8 inch in dia. Brs. N. 75-1/4 E. 5 vrs.; THENCE E. 879 vrs. to the Northeast corner of the tract from which a red Oak 14 inch in dia. brs. N. 84 E. 3-2/5 vrs. a hickory 6 inch in dia. brs. S. 49-1/2 W. 3-2/5 vrs.; THENCE S. 737 vrs. to an iron wood 6 inch dia. for Southeast corner of tract from which an ash 14 inch in dia. Brs. N. 89 E. 11 vrs. maple 6 inch in dia. brs. N. 33 W. 4-1/2 vrs.; THENCE W. 142 vrs. to a stake the Northwest corner of a 280 tract from which a white Oak 30 inch in dia. brs. N. 78 E. 6 vrs. a hickory 18 inch in dia. brs. N. 29 W. 12 vrs.; THENCE S. 163 vrs. to a stake for the Northeast corner of a subdivision lot No. 3 from which a white Oak brs. N. 51-1/2 E. 1-1/5 vrs. gum 10 inch in dia. brs. S. 36 W. 4-2/5 vrs.;

THENCE W. 737 vrs. to a stake on Northwest bank of a small drain same being the Southeast corner of the E. Ritter survey from which a white Oak 10 inch in dia. brs. N. 22-1/2 E. dead sassafra brs. N. 80 E. 3-2/5 vrs.;

THENCE N. 900 vrs. to Place of Beginning, containing 135-9/10 acres of land, but it is understood that there are only 67.6 acres of land, more or less, being the West half of said tract.

e) BEING 60 acres of land, more or less, a part of the MATTHEW DUNCAN SURVEY, A-166, Shelby County, Texas, and being all that portion of the 100 acres herein after described, lying immediately West of the public road leading from East Hamilton and Logansport Road which said 100 acres of land described by metes and bounds as follows, to-wit:

BEGINNING at the Northeast corner of said original survey, bears a red Oak and Sasafra marked H. R. J. D.;

THENCE N. 75 W. at 420 vrs. a road at 510 vrs. said public road, at 645 vrs. a corner, bears a Hickory marked X;

THENCE S. 35 W. 540 vrs. passes J. Golding Northeast corner, at 580 vrs., a road and at 869 vrs. a corner, bears 2 pines marked X;

THENCE E. at 800 vrs. a branch at 970 vrs. said public road and at 1134 vrs. corner James Smith North boundary line, bears 2 red Oaks marked X;

THENCE N. with said line 540 vrs. to the Place of Beginning, containing 100 acres of land, more or less, but it is understood that only the land lying immediately west of the public road leading from East Hamilton and Logansport Road is covered herein.

f) BEING 35 acres of land, and 10 acres of land, more or less, a part of the MATTHEW DUNCAN SURVEY, A-166, Shelby County, Texas, and being described by metes and bounds as follows, to-wit:

BEGINNING of a corner of the ten acres brought of D. F. Strickland on a post Oak a stake;

THENCE N. with Logansport and Hamilton Road to which sky line of M. Duncan H. R. Survey on a pine;

THENCE E. to a stake;

THENCE S. with James Smith South boundary line to a stake;

THENCE S. to fence of beginning as to contain 75 acres of land, more or less.

**LESS AND EXCEPT**, the following three tracts of land:

- (4) 5.9494 acres of land, more or less, and being the land described in the Deed from U.L. Strickland and wife, Fern Strickland, to Wimberly Cemetery Committee, dated July 1987, recorded in Vol. 677, Page 33, Deed Records, Shelby County, Texas;
- (5) 3 acres of land, more or less, and being the land described in the Deed from Sammie Gene Smith and wife, Marcelle Smith, to Edward Gray, Jr. and wife, Rhonda Lynn Gray, dated September 2, 1994, recorded in Vol. 774, Page 317, Real Property Records, Shelby County, Texas; and
- (6) 57.27 acres of land, more or less, and being the land described in the Deed from Sammie Gene Smith and wife, Marcelle Smith, to C. Scott Massey and Randall W. Massey dated November 15, 1996,

recorded in Vol. 811, Page 161, Official PublicRecords, Shelby County, Texas.

## TRACT 2

**Second Tract:** BEING 21.12 acres of land, more or less, a part of the MATTHEW DUNCAN SURVEY, A-166, Shelby County, Texas, and being described in (1) the Deed from Julie Baird Scaife and James Edward Miller to J. E. Belrose and Janet Leeann Belrose dated April 24, 2004, recorded in Vol. 987, Page 996, Official Public Records, Shelby County, Texas; (2) the Deed from Julie Baird Scaife and James Edward Miller to J. E. Belrose and Karen Belrose dated August 14, 2006, recorded under Instrument No. 2008011080, Official Public Records, Shelby County, Texas; and (3) the Deed from Julie Baird and James Edward Miller to J. E. Belrose and Karen Belrose dated August 14, 2006, recorded under Instrument No. 2013001545, Official Public Records, Shelby County, Texas, and being described by metes and bounds as follows, to-wit:

BEGINNING at a 2 inch angle iron found for the corner at the intersection of the East boundary line of the 56.5 acre tract and the Take Line of Toledo Bend Reservoir, said beginning corner being on the South boundary line of a 32.21 acre tract described in the Deed from Marshall Hooper, et al, to the Sabine River Authority of Texas, recorded in Vol. 438, Page 256, Deed Records, Shelby County, Texas, said beginning corner being, also, the Northwest corner of a 1.07 acre tract described as Tract Two in the deed from W.W.

Lane to Sam W. Lane, Jr., dated May 26, 1983, recorded in Vol. 684, Page 158, Deed Records, Shelby County, Texas;

THENCE S. 01 deg. 43 min. 56 sec. E. 190.19 ft., with the East boundary line of the 56.5 acre tract and the West boundary line of the 1.07 acre tract to an 1/2 inch iron rod set for a corner, said corner being the Southwest corner of the 1.07 acre tract and the Northwest corner of the 15.6 acre tract;

THENCE N. 89 deg. 16 min. 18 sec. E. 362.38 ft., with the North boundary line of the 15.6 acre tract and the South boundary line of the 1.07 acre tract to an 1/2 inch iron rod set for a corner on the Take Line of Toledo Bend Reservoir and the Southwest boundary line of the 32.21 acre tract, said corner being the Southeast corner of the 1.07 acre tract;

THENCE with the Take Line of Toledo Bend Reservoir and the Southwest boundary line of the



32.21 acre tract as follows:

S. 39 deg. 56 min. 34 sec. E. 137.63 ft., to an 1/2 inch iron rod set for a corner;  
S. 49 deg. 51 min. 02 sec. E. 281.66 ft., to an 1/2 inch iron rod set for a corner;  
S. 37 deg. 17 min. 06 sec. E. 354.09 ft., to an 1/2 inch iron rod set for a corner;  
S. 33 deg. 52 min. 57 sec. E. 172.32 ft., to an 1/2 inch iron rod set for a corner;  
THENCE S. 78 deg. 44 min. 27 sec. W. 168.34 ft., partly with a fence, to a concrete monument found for a corner;  
THENCE S. 89 deg. 40 min. 22 sec. W. 187.97 ft., to an 1/2 inch iron rod set for a corner in a fence;  
THENCE N. 83 deg. 34 min. 13 sec. W. 343.38 ft., continuing with a fence, to an 1/2 inch iron rod set for a corner, from which a 42 inch hackberry mkd. "X" brs. S. 22 deg. E. 4.5 ft.;  
THENCE continuing with a fence, as follows:  
S. 09 deg. 16 min. 40 sec. W. 307.54 ft., to an 1/2 inch iron rod set for a corner;  
S. 21 deg. 07 min. 12 sec. W. 85.48 ft., to an 1/2 inch iron rod set for a corner;  
S. 35 deg. 16 min. 39 sec. W. 125.46 ft., to an 1/2 inch iron rod set for a corner;  
S. 38 deg. 04 min. 07 sec. W. 88.63 ft., to an 1/2 inch iron rod set for a corner on the South boundary line of the 15.6 acre tract;  
THENCE S. 89 deg. 16 min. 04 sec. W. at 36.74 ft., pass the Southeast corner of the 56.5 acre tract and the Southwest corner of the 15.6 acre tract, continuing with the South boundary line of the 56.5 acre tract, for a total distance of 288.86 ft., to an 1/2 inch iron rod set for a corner;  
THENCE N. 01 deg. 43 min. 56 sec. W. 1,014.42 ft., to an 1/2 inch iron rod set for a corner;  
THENCE N. 25 deg. 23 min. 57 sec. E. 493.50 ft., to the Place of Beginning, containing 21.12 acres of land, more or less.

#### Tract 2 continued

LESS AND EXCEPT, the following parcel of land:

All that certain tract of land situated in Shelby County, Texas on the C. G. Bruce Survey A-161, and the J.T. Duncan Survey A-1112, and being approximately 4.2 acres of land, described by metes and bounds as follows:

Beginning at an iron rod set as S 25 deg. 23 min. 57 sec. W 493.50  
THENCE Right S 74 deg. 12.47" E 28.35'  
THENCE Right S 01 deg. 43' 56" E 190.19'  
THENCE Left N 89 deg. 16 18" E 362.38'  
THENCE Right 600'  
THENCE Right 300'  
THENCE Right 100' to the place of beginning.

#### TRACT 3

**Third Tract:** BEING 75.936 acres of land, more or less, a part of the E. RITTER SURVEY, A-584, Shelby County, Texas, and being described in the Deed from L. G. Fittz, Louie Weldon Fittz & Phyllis Martieal Wagstaff to J. E. Belrose dated May 9, 2007, recorded under Instrument No. #2007003443, Official Public Records, Shelby County, Texas; and being described by metes and bounds as follows, to-wit:  
BEGINNING at the extreme Southeast corner of the E. Ritter Survey, being on the West boundary line of the James Smith Survey, and iron stake near the base of an old fence corner post for this point;  
THENCE North, 2.165 feet along an old fence row as the established West boundary line of the said James Smith Survey, to a point on the same for the Northeast corner of this tract, an iron stake near the base of an old fence corner post for this point;  
THENCE West, along an old fence line about 1,920 feet and crosses Happy Hollow Road, and at

2.145 feet to a stake for the Northwest corner of this described tract in C. D. Fittz's pasture; THENCE South, at about 60 feet recrosses said road at its intersection with the East Hamilton and Paul's Store Roads and, at 1.584 feet to the South boundary line of the E. Ritter Survey, a stake at the base of an old fence corner post;

THENCE South 75 East, 2.225 feet with an old fence row being the South boundary line of the said E. Ritter Survey, to the Place of beginning, containing 92.3 acres of land, more or less.;

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

(1) BEING 14.3475 acres of land, more or less, described in the Deed from L. G. Fittz and wife to The Veterans Land Board dated March 31, 1983, recorded in Vol. 622, Page 648, Deed Records, Shelby County, Texas;

(2) BEING 0.6620 acre of land, more or less, described in the Deed from L. G. Fittz and wife to

Kenneth Snider dated May 2, 1985, recorded in Vol. 652, Page 829, Deed Records, Shelby County, Texas;

(3) BEING 0.3545 acre of land, more or less, described as the Second Tract in the Deed from

Charles D. Fittz, Jr. and others to Victor J. Cooper and wife dated May 25, 1973, recorded in Vol. 490, Page 912, Deed Records, Shelby County, Texas; and

(4) BEING 1.00 acre of land, more or less, described in the Deed from J.E. Belrose and wife, Karen Belrose, to Armando Caporali and wife, Socorro Morales, dated December 14, 2012, recorded under Instrument #2012006752, Official Public Records, Shelby County, Texas.

#### TRACT 4

**Fourth Tract:** BEING 1.07 acres of land, more or less, a part of the JOHN O. BANKS SURVEY, A-1179, Shelby County, Texas, and being described in the Deed from Wardlow Lane II and Sam Lane, Jr to J. E. Belrose, dated April 17, 2008, recorded under Instrument No. 2008003520, Official Public Records, Shelby County, Texas, and being described by metes and bounds as follows, to-wit:

BEGINNING at the Southwest corner of the J. O. Banks Survey, A-1179, same being the Northwest corner of the C. G. Bruce Survey, A-1112;

THENCE N. 89 deg. 16 min. 04 sec. E. along said Banks Survey South line, common with said Bruce Survey North line 362.50 ft., to a point on the taking line traverse of the shoreline survey of Toledo Bend Reservoir, a concrete monument;

THENCE with said taking line traverse as follows:

N. 39 deg. 56 min. 34 sec. W. 139.15 ft., 136 ft. to point;

N. 74 deg. 12 min. 47 sec. W. 289.69 ft., to a point on the West line of said Banks Survey same being the East line of J. T. Duncan Survey, A-161;

THENCE S. 01 deg. 43 min. 56 sec. E. along said boundary line 190.19 ft., to the Point of

#### TRACT 5

**Fifth Tract:** BEING 54.944 acres of land, more or less, a part of the JAMES SMITH SURVEY, A-632, Shelby County, Texas, and being the land described in the following deeds to J. E. Belrose, recorded in the Official Public Records, Shelby County, Texas: (1) Deed from Jimmy Hooper and wife, Deborah L. Hooper, dated April 26, 2013, recorded under Instrument No. 2013002896; (2) Deed from Janet H. Lee dated April 26, 2013, recorded under Instrument No. 2013002897; (3)



Deed from Joan H. Wilson dated April 26, 2013, recorded under Instrument No. 2013002898; (4) Deed from David R. Rockett, Sr. and wife, Kathy Rockett, dated April 26, 2013, recorded under Instrument No. 2013002900; (5) Deed from Jerry Reeves and wife, Virginia Ann Hooper Reeves, dated April 26, 2013, recorded under Instrument No. 2013002901; (6) Deed from Dessie Lee Hooper Meadows and husband, Mickey Meadows, dated April 26, 2013, recorded under Instrument No. 2013002902; (7) Deed from Elwin G. Hooper and wife, Nell Hooper, dated April 26, 2013, recorded under Instrument No. 2013002903; (8) Deed from Hazel Bertrand Hooper dated April 26, 2013, recorded under Instrument No. 2013002904; (9) Deed from Leah Fern Hooper Davis dated April 26, 2013, recorded under Instrument No. 2013002905; (10) Deed from John Snider and wife, Marsha Snider, dated April 26, 2013, recorded under Instrument No. 2013002906; (11) Deed from Vaneica Kay Mora and husband, Francisco Mora, dated April 26, 2013, recorded under Instrument No. 2013002908; (12) Deed from Randall Lee Hooper dated April 26, 2013, recorded under Instrument No. 2013002909; and (13) Deed from John Jefferson Hooper and wife, Maribel Hooper, dated April 26, 2013, recorded under Instrument No. 2013002910, Official Public Records, Shelby County, Texas, and being described by metes and bounds as follows, to-wit: Note: in the following description

Bearings refer to Grid North of the Texas Coordinate System of 1983 (Central Zone 4203). BEGINNING at a 3/4 inch iron pipe found for the NEC of this tract and the SEC of a called 1.59 acre tract conveyed to Shirley J. Peterson and recorded in Clerk File No. 2010010120, Official Public Records, Shelby County, Texas, from which a Wagon Spindle found at the NEC of the called 67-7/10 Elwin G. Hooper tract bears N. 05 deg. 41 min. 47 sec. W. a distance of 500.29 ft.;

THENCE S. 05 deg. 41 min. 47 sec. E. with the West line of the Shelby Beach Subdivision and the West line of a called 10.01 acre tract listed as FIRST TRACT conveyed to D. Dixon Golden and wife, Melody Golden and recorded in Vol. 820, Page 261, Official Public Records, Shelby County, Texas, a distance of 1546.88 ft., to a 5/8 inch iron rod set with cap stamped "FSE ENGINEERING CENTER, TX";

THENCE S. 85 deg. 52 min. 07 sec. W. with the North line of a called 165.47 acre tract conveyed to Randall Wayne Massey and Cecil Scott Massey and recorded in Vol. 962, Page 816, Official Public Records, Shelby County, Texas, a distance of 394.44 ft., to a 5/8 inch iron rod set with cap stamped "FSE ENGINEERING CENTER, TX";

THENCE S. 04 deg. 01 min. 15 sec. E. with the West line of the called 165.47 acre Massey tract a distance of 458.45 ft., to a 5/8 inch iron rod set with cap stamped "FSE ENGINEERING CENTER, TX";

THENCE S. 85 deg. 58 min. 45 sec. W. with the North line of a called 44.33 acre tract conveyed to J. E. Belrose and recorded in Vol. 1019, Page 265, Official Public Records, Shelby County, Texas, a distance of 889.96 ft., to a 5/8 inch iron rod set with cap stamped "FSE ENGINEERING CENTER, TX";

THENCE N. 04 deg. 58 min. 24 sec. W. with the East line of a called 67.7 acre tract conveyed to J. E. Belrose and recorded in Vol. 1019, Page 265, Official Public Records, Shelby County, Texas, at 1394.45 ft., pass a 1/2 inch iron rod found at the SEC of a called 34.68 acre tract conveyed to J. E. Belrose and wife, Janet Belrose and recorded in Vol. 914, Page 520, Official Public Records, Shelby County, Texas, and at a total distance of 2005.88 ft., to a 5/8 inch iron rod set with cap stamped "FSE ENGINEERING CENTER, TX";

THENCE N. 85 deg. 59 min. 13 sec. E. with the South line of a called 1.15 acre tract conveyed to W. F. Hooper and recorded in Vol. 486, Page 726, Deed Records, Shelby County, Texas, the south line of a called 1.15 acre tract conveyed to Jeffrey L. Lawson and wife, Elaine L. Lawson and recorded in Clerk File No. 2008002143, Official Public Records, Shelby County, Texas, at 308.40 ft., pass 0.30 ft., right of a 3/4 inch iron pipe found at the SEC of a called 1.17 acre tract conveyed to Glynn Hooper and recorded in Vol. 486, Page 736, Deed Records, Shelby County, Texas, and the West edge of a 30 ft., road, at 338.40 ft., pass the East edge of said 30 ft., road, at 437.22 ft., pass 0.38 ft., right of a 3/4 inch iron pipe found at the SEC of a called 0.62 acre tract conveyed to Michael Hooper and recorded in Vol. 649, Page 522, Deed Records, Shelby County, Texas, and the SWC of a called 1.15 acre tract conveyed to W. J. (Bill) Morris and wife, Iris Morris and recorded in Vol. 575, Page 116, Deed Records, Shelby County, Texas, at 638.09 ft., pass 0.80 ft., right of a 3/4



inch iron pipe found at the SEC of a called 1.15 acre tract listed as FIRST TRACT conveyed to O. L. Hooper and wife, Polly Hooper and recorded in Vol. 487, Page 785, Deed Records, Shelby County, Texas, and the SWC of a called 1.15 acre tract conveyed to Grace Hooper Snider and recorded in Vol. 486, Page 731, Deed Records, Shelby County, Texas, the South line of a called 1.15 acre tract listed as SECOND TRACT conveyed to O. L. Hooper and wife, Polly Hooper and recorded in Vol. 487, Page 785, Deed Records, Shelby County, Texas, at 937.42 ft., pass 0.46 ft., right of a 3/4 inch iron pipe found at the SEC of a called 1.15 acre tract conveyed to Ruth Grayson and recorded in Vol. 486, Page 751, Deed Records, Shelby County, Texas, and the SWC of a called 1.15 acre tract conveyed to Michael Leon Hooper and recorded in Vol. 686, Page 449, Deed Records, Shelby County, Texas, at 1037.32 ft., pass 0.83 ft., right of a 3/4 inch iron pipe found at the SWC of a called 1.15 acre tract listed as THIRD TRACT conveyed to O. L. Hooper and wife, Polly Hooper and recorded in Vol. 487, Page 785, Deed Records, Shelby County, Texas, and at a total distance of 1272.52 ft., to the Point of Beginning, containing 54,944 acres of land, more or less.  
Surveyed by James Elliott, Registered Professional Land Surveyor of the State of Texas, No. 5795, on July 31, 2012.

#### TRACT 6

**Sixth Tract:** BEING 1.15 acres of land, more or less, a part of the JAMES SMITH SURVEY, A-632, Shelby County, Texas, and being the land described in the Deed from Jeffrey L. Lawson and wife, Elaine L. Lawson, to J.E. Belrose, dated September 2, 2011, recorded under Instrument No. 2011007431, Official Public Records, Shelby County, Texas, and being described by metes and bounds as follows, to-wit:  
BEGINNING at a 3/4 inch galvanized iron pipe on or near the North line of the James Smith Survey, A-632, and the South line of the J. T. Duncan Survey, A-161, Shelby County, Texas, at the NEC of the W. F. Hooper 1.15 acre tract out of the J. J. Hooper 67.7 acre tract in said Smith Survey; and from which pipe a 3/4 inch galvanized iron pipe at or near the NWC of said 67.7 acre tract and the NEC of the U. L. Strickland 67.7 acre tract brs. N. 88° 04' W. 36.0 vrs.;  
THENCE S. 1° 07' W. into said J. J. Hooper tract; and along the East line of said W. F. Hooper 1.15 acre tract a distance of 180.0 vrs. to a 3/4 inch galvanized iron pipe at the SEC of said W. F. Hooper 1.15 acre tract;  
THENCE S. 88° 04' E. a distance of 36.0 vrs. to a 3/4 inch galvanized iron pipe at the SWC of the Glynn Hooper 1.17 acre tract;  
THENCE N. 1° 07' E. along the West line of said Glynn Hooper tract a distance of 180.0 vrs. the NWC of same on or near the North line of said Smith Survey and the South line of said Duncan Survey; THENCE N. 88° 04' W. a distance of 36.0 vrs., the place of beginning and containing 1.15 acres of  
Land

#### TRACT 7

**Seventh Tract:** BEING 1.15 acres of land, more or less, a part of the JAMES SMITH SURVEY, A-632, Shelby County, Texas, and being the land described in the Deed from John Snider and wife, Marsha Snider, to J. E. Belrose dated July 17, 2014, recorded under Instrument No. 20140003192, Official Public Records, Shelby County, Texas, and being described by metes and bounds as follows, to-wit:  
BEGINNING at a 3/4 inch galvanized iron pipe at the SWC of the central O. L. Hooper 1.15 acre tract out of the J. J. Hooper 67.7 acre tract in the James Smith Survey, A-632, Shelby County, Texas;

THENCE N. 0 deg. 19 min. W. along the West line of said O. L. Hooper 1.15 acre tract a distance of 180.03 vrs. to the NWC of same on or near the North line of said Smith Survey and the South line of the C.



G. Bruce Survey, A-1112, and from which corner an old pine knot at the NEC of the J. J. Hooper 67.7 acre tract brs. S. 88 deg. 04 min. E. 194.82 vrs. and a 3/4 inch galvanized iron pipe brs. S. 0 deg. 19 min. E. 4.0 vrs.;

THENCE N. 88 deg. 04 min. W. along or near the North line of said Smith Survey and the South line of said Bruce Survey a distance of 36.0 vrs. to the NEC of the O. L. Hooper 1.15 acre tract, and from which corner a 3/4 inch galvanized iron pipe brs. S. 0 deg. 19 min. E. 4.0 vrs.;

THENCE S. 0 deg. 19 min. E. along the East line of said O. L. Hooper 1.15 acre tract a distance of 180.03 vrs. to a 3/4 inch galvanized iron pipe at the SEC of same;

THENCE S. 88 deg. 04 min. E. a distance of 36.0 vrs. to the Place of Beginning, containing 1.15 acres of land, more or less.

#### TRACT 8

**Eighth Tract:** BEING 1.15 acres of land, more or less, a part of the JAMES SMITH SURVEY, A-632, Shelby County, Texas, and being the land described in the Deed from Dessie Lee Hooper Meadows and others to J. E. Belrose dated September 3, 2015, recorded under Instrument No. 2015003821, Official Public Records, Shelby County, Texas, and being described by metes and bounds as follows, to-wit:

BEGINNING at a 3/4 inch galvanized iron pipe on or near the North line of the James Smith Survey, A-632, and the South line of the J. T. Duncan Survey, A-161, at or near the NWC of the J. J. Hooper 67.7 acre tract and the NEC of the U. L. Strickland 67.7 acre tract in said Smith Survey;

THENCE S. 1 deg. 07 min. W. along an old fence on or near the West line of said J. J. Hooper tract and the East line of said Strickland tract a distance of 180.0 vrs. to a 3/4 inch galvanized iron pipe;

THENCE S. 88 deg. 04 min. E. into said Hooper 67.7 acre tract a distance of 36.0 vrs. to a 3/4 inch galvanized iron pipe at the SWC of the John R. Hooper 1.15 acre tract out of said 67.7 acre tract;

THENCE N. 1 deg. 07 min. E. along the West line of said John R. Hooper 1.15 acre tract a distance of 180.0 vrs. to a 3/4 inch galvanized iron pipe at the NWC of same on or near the North line of said Smith Survey, and the South line of said Duncan Survey;

THENCE N. 88 deg. 04 min. W. a distance of 36.0 vrs. to the Place of Beginning, and containing 1.15 acres of land, more or less.

#### TRACT 9

**Ninth Tract:** BEING 0.6456 acre of land, more or less, a part of the JAMES SMITH SURVEY, A-632, Shelby County, Texas, and being the land described in the Deed from Glynn Hooper and wife, Nell Hooper, to J. E. Belrose dated March 28, 2015, recorded under Instrument No. 2015001548, Official Public Records, Shelby County, Texas, and being described by metes and bounds as follows, to-wit:

BEGINNING at the NEC of the John R. Hooper 1.15 acre tract out of the J. J. Hooper 67.7 acre tract in the James Smith Survey, A-632, Shelby County, Texas, and from which corner a 3/4 inch galvanized iron pipe brs. S. 1 deg. 07 min. W. 4.0 vrs., and a 3/4 inch galvanized iron pipe at or near the NWC of said

67.7 acre tract brs. N. 88 deg. 04 min. W. 72.0 vrs.;

THENCE S. 1 deg. 07 min. W. along the East line of said John R. Hooper tract a distance of 180.00 vrs. to a 3/4 inch galvanized iron pipe at the SEC of same;

THENCE S. 88 deg. 04 min. E. a distance of 39.02 vrs. to a 3/4 inch galvanized iron pipe on the West ROW line of a 10.8 vrs. road into said 67.7 acre tract;

THENCE N. 0 deg. 19 min. W. along the West ROW line of said road a distance of 180.13 vrs. to a point on or near the North line of said Smith Survey and the South line of the J. T. Duncan Survey, A-161, and from which point a 3/4 inch galvanized iron pipe brs. S. 0 deg. 19 min. E. 4.0 vrs.;

THENCE N. 88 deg. 04 min. W. along or near the North line of said Smith Survey and the South line of said Duncan Survey a distance of 34.52 vrs. to the Place of Beginning and containing 1.17 acres of land, more or less.



**LESS AND EXCEPT** 0.5244 acre of land, more or less, and being the land described in the Warranty Deed from Elwin Glynn Hooper and wife, Auvy Nell Hooper to James L. Hohimer and wife, Londa K. Hohimer, dated February 2, 1998, recorded in Vol. 831, Page 873, Official Public Records, Shelby County, Texas, and being described by metes and bounds as follows, to-wit: BEGINNING at a 1/2 inch iron rod set for the NWC of aforementioned Lot 3, being the NEC of LOT 2, and being in the South line of the C. G. BRUCE SURVEY, A-1112, and in in the North line of the JAMES SMITH SURVEY, A-632; THENCE S. 88 deg. 04 min. 00 sec. E. along the said survey lines for a distance of 95.89 ft., to a 1/2 inch iron rod set for the NEC of aforementioned LOT 3; THENCE S. 00 deg. 14 min. 23 sec. E. for a distance of 231.43 ft., to a 1/2 inch iron rod set for the SEC of herein described tract; THENCE N. 88 deg. 04 min. 00 sec. W. through said LOT 3 for a distance of 101.67 ft., to a 1/2 inch iron rod set for the SWC of herein described tract, being in the East line of LOT 2; THENCE N. 01 deg. 11 min. 30 sec. E. along the East line of LOT 2 for a distance of 231.28 ft., to the Point of Beginning, containing 0.5244 acre of land, more or less. **LEAVING HEREIN:** 0.6456 acre of land, more or less.

#### TRACT 10

**Tenth Tract:** BEING 0.5244 acre of land, more or less, a part of the JAMES SMITH SURVEY, A-632, Shelby County, Texas, and being the land described in the Deed from Londa K. Hohimer to J. E. Belrose dated May 12, 2015, recorded under Instrument No. 2015001646, Official Public Records, Shelby County, Texas, and being described by metes and bounds as follows, to-wit: BEGINNING at a 1/2 inch iron rod set for the NWC of aforementioned Lot 3, being the NEC of LOT 2, and being in the South line of the C. G. BRUCE SURVEY, A-1112, and in in the North line of the JAMES SMITH SURVEY, A-632; THENCE S. 88 deg. 04 min. 00 sec. E. along the said survey lines for a distance of 95.89 ft., to a 1/2 inch iron rod set for the NEC of aforementioned LOT 3; THENCE S. 00 deg. 14 min. 23 sec. E. for a distance of 231.43 ft., to a 1/2 inch iron rod set for the SEC of herein described tract; THENCE N. 88 deg. 04 min. 00 sec. W. through said LOT 3 for a distance of 101.67 ft., to a 1/2 inch iron rod set for the SWC of herein described tract, being in the East line of LOT 2; THENCE N. 01 deg. 11 min. 30 sec. E. along the East line of LOT 2 for a distance of 231.28 ft., to the Point of Beginning, containing 0.5244 acre of land, more or less.

#### TRACT 11

**Eleventh Tract:** BEING 1 acre of land, more or less, a part of the JOHN T. DUNCAN SURVEY, A-161, Shelby County, Texas, and being the land described in the Deed from Phillip Scarborough and wife, Stacey Scarborough, to J. E. Belrose and wife, Karen Belrose, dated April 8, 2009, recorded under Instrument No. 2009003204, Official Public Records, Shelby County, Texas, and being described by metes and bounds as follows, to-wit: BEGINNING at a 1/2 inch iron rod found for corner on the North margin of County Rd. 2650 in the centerline of a 30' access easement, said beginning corner being the southeast corner of the 10.56 acre tract and the southwest corner of a 21.12 acre tract described in a conveyance from Gwendolyn Ervin Lafitte et al to Charles Baird dated April 16, 1998, recorded in Vol. 860, Page 90 of the Official Public Records, Shelby County, Texas; THENCE S 89° 16' 04" W 208.71 feet with the north boundary line of the 10.56 acre tract and the north margin of County Rd. 2650 to a 1/2 inch iron rod set for corner; THENCE N 01° 43' 56" W 208.71 feet to a 1/2 inch iron rod set for corner;



THENCE N 89° 16' 04" E, 208.71 feet to a 1/2 inch iron rod set for corner in the centerline of a 30' access easement, on the east boundary line of the 10.56 acre tract, and on the west boundary line of the 21.12 acre tract;

THENCE S 01° 43' 56" E, 208.71 feet with the centerline of the 30' foot access easement, the east boundary line of the 10.56 acre tract, and the west boundary line of the 21.12 acre tract to the place of beginning, containing 1.00 acre of land, more or less.

Substitute Trustee: Kristy Consford

Substitute Trustee's

Address: 567 CR 1430 Center, TX 75935

Foreclosure Sale:

Date: January 2, 2018

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: 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.

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 original lender'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, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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 Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refilled 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 [original lender/assigned current lender]. 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.**

Signed on December 3, 2017



Karen Owens (Aka Karen O. Belrose)