

FILED FOR RECORD
SHELBY COUNTY, TEXAS

18-0001FC

2018 JAN 18 PM 12 58

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

JENNIFER L. FORTMAN

CLERK OF COUNTY CLERK
SHELBY COUNTY, TEXAS
DEPUTY

STATE OF TEXAS * *
COUNTY OF SHELBY * *

Notice is hereby given that, whereas on the 1st day of April, 2008, KAREN FARRIS and HOLLIS NEEL FARRIS, Grantors, conveyed to LARRY BOLTON, Trustee for the benefit of AUSTIN BANK TEXAS N.A., certain property situated in Shelby County, Texas, to secure the payment of one certain note therein described, which Deed of Trust is recorded under County Clerk's File Number 2008002784, Official Public Records of Shelby County, Texas, as Corrected in that certain Correction Deed of Trust recorded under County Clerk's File Number 2008008348, Official Public Records of 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 Deed of Trust specifically authorizes the appointment of a Substitute Trustee by the beneficiary of the said Deed of Trust in case of the Trustee's inability to serve, and whereas the said LARRY BOLTON is unable to serve, and whereas, by authority of the said Deeds of Trust, AUSTIN BANK TEXAS, N.A., as holder thereunder, did on the 11th day of October, 2017, appoint me, GEORGE T. HOLLAND, as Substitute Trustee, and whereas the said KAREN FARRIS having made default in the payment of the note described in such instrument; and whereas the said beneficiary, AUSTIN BANK TEXAS, N.A., has requested me to enforce such trust:

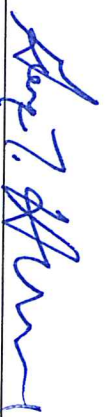
NOW, THEREFORE, I, GEORGE T. HOLLAND, Substitute Trustee as aforesaid, hereby give notice that I will accordingly, after due posting of this Notice as required by such Deed of Trust, sell on Tuesday, **February 6, 2018**, (that being the first Tuesday of said month) at public auction to the highest bidder for cash in the area officially designated for foreclosure sales at the Shelby County Courthouse in Center, Texas, between the hours of 1:00 o'clock P.M. and 4:00 o'clock P.M. of that day (the earliest time at which such sale will occur being 1:00 o'clock P.M.), the following described property, to-wit:

All that certain lot, tract or parcel of land situated in the H. Hancock Survey, Abstract Number 351, Shelby County, Texas and being more completely described on Exhibit "A" attached hereto and made a part hereof for all purposes;

Pursuant to Section 51.002 of the *Texas Property Code* (b)(1), I would advise you of the following:

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.

EXECUTED this 16th day of January, 2018.



GEORGE T. HOLLAND, Substitute Trustee

Property Address:

1860 CR 1520
Center, Texas 75935

Substitute Trustee's Address:

George T. Holland
Holland & Endres
P. O. Box 747
Tyler, Texas 75710
Phone: 903/593-9950
Fax: 903/593-9975
Email: gtholland@suddenlinkmail.com

EXHIBIT "A"

All that certain lot, tract or parcel of land, part of the H. Hancock Survey, Abstract No. 351, Shelby County, Texas, being part of that certain called 25 acre tract described in a deed from Jimmy Rucker et ux to Gail Hancock et ux on May 8, 1983, and recorded in Volume 621, Page 824 of the Deed Records of Shelby County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a corner in the centerline of a County Road, at the Southeast corner of a 13 acre tract described in Volume 678, Page 166, in the North line of the above mentioned 25 acre tract, from which the Northeast corner of same bears North 89 deg. 42 min. 11 sec. East - 448.08 feet;

THENCE South 01 deg. 59 min. 47 sec. East with the Centerline of said County Road, across said 25 acre tract, a distance of 228.70 ft. to a corner in the South line of same, in the North line of a 101.29 acre tract described in Volume 487, Page 792;

THENCE Westerly with the occupied South line of said 25 acre tract and the North line of said 101.29 acre tract, as follows: South 81 deg. 00 min. 00 sec. West, a distance of 188.05 ft. to a corner, South 84 deg. 35 min. 53 sec. West, a distance of 188.05 ft. to a corner, South 84 deg. 35 min. 53 sec. West, a distance of 83.26 ft. in a corner, South 87 deg. 20 min. 35 sec. West, a distance of 122.84 ft. to a corner and South 88 deg. 10 min 28 sec. West, a distance of 80.00 ft. to a corner or near the West line of the said Hancock Survey;

THENCE North 04 deg. 33 min. 44 sec. West, a distance of 272.41 ft. to a corner in the North line of said 25 acre tract and the South line of said 13 acre tract;

THENCE North 89 deg. 42 min. 11 sec. East with the North line of said 25 acre tract, the South line of said 13 acre tract, a distance of 485 ft. to the place of BEGINNING, containing 2.83 acres of land.