

17-00147V

805 CRAWFORD STREET  
CENTER, TX 75935

00000006827539

NOTICE OF (SUBSTITUTE) TRUSTEE'S SALE

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.

2017 JUN 14 9M 2 25

- 1. **Date, Time, and Place of Sale.**  
Date: July 04, 2017

Time: The sale will begin at 1:00PM or not later than three hours after that time.  
 Place: LOCATION DESIGNATED BY THE COMMISSIONER'S COURT DATED AUGUST 14, 2000, BOOK 893, PAGE 644 OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

- 2. **Terms of Sale.** Cash.

- 3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 15, 2008 and recorded in Document CLERKS FILE NO. 2008004589 real property records of SHELBY County, Texas, with KIMBERLY S BARBEE, grantor(s) and FARMERS STATE BANK, mortgagee.

- 4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KIMBERLY S BARBEE, securing the payment of the indebtednesses in the original principal amount of \$62,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FARMERS STATE BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

- 5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

- 6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. FARMERS STATE BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FARMERS STATE BANK  
115 SHELBYVILLE ST  
CENTER, TX 75935

*David Sim by Kim Melton*

SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS, SHARON ST. PIERRE, HARRIETT FLETCHER, AMY BOWMAN, REID RUPPE, KATHLEEN ADKINS, EVAN PRESS, KRISTIE ALVAREZ, JULIAN PERRINE, DOUG WOODARD, SHAWN SCHILLER, DARLENE BOETTCHER OR ALLAN JOHNSTON

Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

My name is \_\_\_\_\_ and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the SHELBY County Clerk and caused to be posted at the SHELBY County courthouse this notice of sale.

Declarant's Name: \_\_\_\_\_  
Date: \_\_\_\_\_

Certificate of Posting



## EXHIBIT "A"

TRACT ONE: BEING 1 ACRE OF LAND, MORE OR LESS A PART OF THE JESSE AMASON SURVEY, A-10, SHELBY COUNTY, TEXAS, AND BEING A PART OF BLOCK G OF THE SANDERS ADDITION, CENTER, SHELBY COUNTY, TEXAS, AND BEING THE LAND DESCRIBED AS THE FIRST TRACT IN THE DEED FROM B.R. MOBLEY, ET AL TO E.V. DANLEY, DATED JULY 3, 1968, RECORDED IN VOL. 457, PAGE 518, DEED RECORDS, SHELBY COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A STAKE IN CORNER OF BLOCK E ON CRAWFORD STREET AND BLOCK E OWNED BY J.W. COX:

THENCE IN AN EASTERN DIRECTION FROM CRAWFORD STREET AND WITH COX'S LINE A DISTANCE OF 400 FT. TO STAKE FOR CORNER;

THENCE IN A SOUTHERN DIRECTION AND PARALLEL WITH CRAWFORD STREET A DISTANCE OF 100 FT., A STAKE FOR CORNER ON THE E. LINE OF SAID 2 ACRES;

THENCE IN A WESTERN DIRECTION THROUGH SAID 2 ACRES AND PARALLEL WITH THE N. LINE OF SAID 2 ACRES A DISTANCE OF 400 FT. TO STAKE FOR CORNER ON E. EDGE OF CRAWFORD STREET;

THENCE IN A NORTHERN DIRECTION WITH THE W. LINE SAID 2 ACRES AND WITH CRAWFORD STREET 100 FT. TO THE PLACE OF BEGINNING, CONTAINING 1 ACRE OF LAND, MORE OR LESS.

TRACT TWO: BEING .85 ACRE OF LAND, MORE OR LESS, A PART OF THE JESSE AMASON SURVEY, A-10, SHELBY COUNTY, TEXAS, AND BEING A PART OF BLOCK G AND H OF THE SANDERS ADDITION, CENTER, SHELBY COUNTY, TEXAS, AND BEING THE LAND DESCRIBED AS TRACT TWO IN THE DEED FROM B.R. MOBLEY, ET AL TO E.V. DANLEY, DATED JULY 3, 1968, RECORDED IN VOL. 457, PAGE 518, DEED RECORDS, SHELBY COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT THE N.E.C. OF SAID 4-1/3 ACRE TRACT, STAKE, CORNER FENCE POST;

THENCE S. ALONG THE E. LINE OF SAID 4-1/3 ACRE TRACT AND FENCE 111-1/2 FT., TO STAKE, CORNER FENCE POST, AT THE N.E.C. OF THE TRACT CONVEYED BY H. L. SMITH, ET UX TO VOYDE HUGHES;

THENCE W. ALONG FENCE LINE 185 FT. TO CORNER FENCE POST AT N.W.C. OF SAID TRACT SOLD BY SMITH TO HUGHES;

THENCE S. 213-1/2 FT ALONG FENCE TO CORNER FENCE POST AT S.W.C. OF SAID HUGHES TRACT;

THENCE W. 50 FT. ALONG FENCE TO CORNER FENCE POST IT S.E.C. OF LOT CONVEYED BY H.L. SMITH, ET UX TO BRADSHAW;

THENCE N. ALONG FENCE 325 FT. TO CORNER FENCE POST AT THE N.W.C. OF SAID 4-1/3 ACRE TRACT AND THE N.E.C. OF THE TRACT DESCRIBED ABOVE AS FIRST TRACT;

THENCE E. ALONG FENCE 235 FT. TO THE PLACE OF BEGINNING, CONTAINING .85 ACRE OF LAND; MORE OR LESS.

