

25-003 FC

NOTICE OF FORECLOSURE SALE

January 13, 2025

Deed of Trust: Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: August 20, 2019

Trustee: J. KEN MUCKELROY
108 Foster St.
Center, Texas 75935

Grantor: Eli Ard and Haley Risinger

Mortgagee: Linda Leonard (hereafter "Lender")

Recording Information: Clerk No. 2019002744, Official Public Records of the real property records of Shelby County, Texas.

Legal Description:

Being 0.1904 acre of land, more or less, a part of the EVERETT RITTER SURVEY, A-584, Shelby County, Texas and being the same certain tract described as "Second Tract" in a Warranty Deed from Michael D. Ogden and wife, Marla D. Ogden, to Bobby Leonard, dated November 27, 2006, and recorded in Volume 1069, Page 603, Official Public Records, Shelby County, Texas and being referred to as "Lot No. 14" of Rolling Hills Subdivision, Unit No. 1, an unrecorded Subdivision, said 0.1904 of an acre and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all intents and purposes.

Note Secured by Deed of Trust: Deed of Trust (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: August 20, 2019

Original Principal Amount: \$24,000.00

Maker: Eli Ard and Haley Risinger

Lender: Linda Leonard

Property: All property and improvements as described in the Deed of Trust, with the exception of any Released Property.

Sale Location: Upon the steps in front of the Shelby County Courthouse, said steps being located between the main entrance of the Shelby County Courthouse and San Augustine Street.

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM. The sale will begin at 10:00 a.m. or within three hours from that time.

Sale Date: February 4, 2025

Terms of the Sale: This public Foreclosure Sale will sell all property "AS IS" to the highest cash bidder, with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligation secured in the Deed of Trust.

Due to the default under the terms of the Deed of Trust, the Lender directed the Trustee to administer the trust provisions.

The above described Deed of Trust encumbers real property. This document constitutes formal notice by the Lender to foreclose and sell the property as described in the Deed of Trust in accordance with the terms of the Texas Business and Commerce Code and the Deed of Trust.

The Foreclosure Sale will commence on February 4, 2025 between the hours of 10:00 AM and 4:00 PM and in accordance with the details as further set forth above. At that time, the Trustee will direct the sale of the property described in the Deed of Trust in manner as allowed by the Deed of Trust and applicable Texas law.

If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be posted and filed in accordance with the terms of the Deed of Trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

This property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

The Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure 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.



J. KEN MUCKELROY, Trustee
Attorney for Linda Leonard
State Bar No: 00788090
ken@muckelroy.com
108 Foster St.
Center, Texas 75935
(936) 598-6110

Exhibit "A"

FIELD NOTE DESCRIPTION
OF 0.1904 OF AN ACRE SITUATED IN THE
EVERETT RITTER SURVEY, ABSTRACT 584,
SHELBY COUNTY, TEXAS

Being 0.1904 of an acre of land situated in the Everett Ritter Survey, Abstract 584, Shelby County, Texas, and being the same certain tract described as "Second Tract" in a Warranty Deed from Michael D. Ogden and wife, Marla D. Ogden, to Bobby Leonard, dated November 27, 2006, and recorded in Volume 1069, Page 603 in the Official Public records of Shelby County, Texas, and being referred to as "Lot No. 14" of Rolling Hills Subdivision, Unit No. 1, an unrecorded Subdivision, said 0.1904 of an acre being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe found for the Northwest corner of said Leonard "Second Tract" and "Lot No. 14" and being the Northeast corner of that certain tract described as "First Tract" and referred to as "Lot No. 15" in a Trustee's Deed from Randy McLeroy, trustee, to Bobby M. Leonard and wife, Linda G. Leonard, dated March 2, 2006, and recorded in Volume 1042, Page 127, in the Real Property Records of Shelby County, Texas, and being the Southeast corner of that certain tract described as "Tract One" and referred to as "Lot No. 10", and the Southwest corner of that certain tract described as "Tract Two" and referred to as "Lot No. 11" in a Warranty Deed from Cristy Lynn Renfroe Prude and husband, Price Gentry Prude, to Cecil Rhame, dated May 24, 2018, and recorded under Document No. 2018001712, in the Official Public Records of Shelby County, Texas, from which a chain link fence corner post bears S 32° E, 2.1 feet, and a 1/2-inch iron rod found for the Southwest corner of said Rhame "Lot No. 10" bears S 69°19'05" W, 84.97 feet, and a 1/2-inch iron rod found for the Northeast corner of said Rhame "Lot No. 10" and the Northwest corner of said Rhame "Lot No. 11" and in the South Margin of Lakeshore Drive bears N 00°59'50" W, 100.85 feet;

THENCE N 84°00'09" E, with the North line of said Leonard "Lot No. 14" (called S 84° W) and with the South line of said Rhame "Lot No. 11", a distance of 80.18 feet (called 80.3 feet) to a 1/2-inch iron pipe found for the Northeast corner of said Leonard "Lot No. 14" and the Southeast corner of said Rhame "Lot No. 11" and being the Southwest corner of that certain tract described as "Tract Three" and referred to as "Lot No. 12" in said Warranty Deed from Cristy Lynn Renfroe Prude and husband, Price Gentry Prude, to Cecil Rhame, dated May 24, 2018, and recorded under Document No. 2018001712, in the Official Public Records of Shelby County, Texas, and being the Northwest corner of "Lot No. 13" of said Rolling Hills Subdivision, Unit No. 1, an unrecorded subdivision, from which a chain link fence corner post bears S 13° W, 7.4 feet, and a 3/4-inch iron pipe found at the Northeast corner of said Rhame "Lot No. 11" and the Northwest corner of said Rhame "Lot No. 12" bears N 00°59'50" W, 107.84 feet (basis of bearing orientation), and a 1/2-inch iron rod found at the Southeast corner of said Rhame "Lot No. 12" and the Northeast corner of said "Lot No. 13" bears S 88°17'12" E, 80.01 feet;

THENCE S 00°46'02" E, with the East line of said Leonard "Lot No. 14" and the West line of said "Lot No. 13" (called N 00°59'50" W), passing at a distance of 7.28 feet the Northwest corner of that certain tract described as "First Tract", referred to as part of "Lot No. 13" in said Warranty Deed from Michael D. Ogden and wife, Marla D. Ogden, to Bobby Leonard, dated November 27, 2006, and recorded in Volume 1069, Page 603 in the Official Public records of Shelby County, Texas, and continuing with the West line of said Leonard "First Tract" for a total distance of 107.28 feet (called 108 feet) to a 1/2-inch iron pipe found for the Southeast corner of said Leonard "Lot No. 14" and the Southwest corner of said "Lot No. 13, and said Leonard "First Tract", and being in the North right-of-way line of Twin Oaks Drive (County Road 2735) (called 50-foot right-of-way);

THENCE S 88°58'39" W, with the South line of said Leonard "Lot No. 14" (called N 89°10' E) and with said North right-of-way line of Twin Oaks Drive (County Road 2735), a distance of 79.94 feet (called 80 feet) to a 1/2-inch iron pipe found for the Southwest corner of said Leonard "Lot No. 14" and the Southeast corner of said Leonard "Lot No. 15";

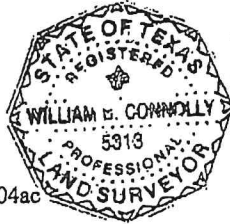
THENCE N 00°43'04" W, with the West line of said Leonard "Lot No. 14" (called S 00°59'50" E), and with the East line of said Leonard "Lot No. 15", a distance of 100.33 feet (called 101 feet) to the POINT of BEGINNING and containing 0.1904 of an acre of land within these calls.

Bearing orientation based on the line East line of "Lot No. 11" having a bearing of N 00°59'50" W, as described in deed recorded in Volume 799, Page 77, in the Real Property Records of Shelby County, Texas.

A Survey map of even date accompanies this field note description.

The above field note description represents the facts as found by an on the ground survey performed on August 16, 2019. (Originals signed in blue ink, all others are copies)

Prepared by:
B.K. Surveying
453 C.R. 1512
Center, Texas 75935
Firm No. 10070300
August 22, 2019
Job No. 1963 Leonard 0.1904ac



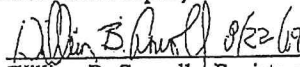

William B. Connolly, Registered
Professional Land Surveyor, No. 5313

Exhibit "A"

FILED FOR RECORD
SHELBY COUNTY, TEXAS
2025 JAN 13 AM 8:39
JENNIFER L. FOUNTAIN
COUNTY CLERK
BY _____ DEPUTY