

25-007FC

FILED FOR RECORD  
SHELBY COUNTY TEXAS

2025 FEB 11 PM 12:20

JENNIFER L. FOUNTAIN  
COUNTY CLERK

BY \_\_\_\_\_ DEPUTY

0000010366375

6197 STATE HIGHWAY 147  
CENTER, TX 75935

**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.**

**1. Date, Time, and Place of Sale.**

Date: March 04, 2025

Time: The sale will begin at 10:00 AM 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 January 19, 2021 and recorded in Document CLERK'S FILE NO. 2021000242 real property records of SHELBY County, Texas, with ERIC S PERMENTER AND JOSEY H PERMENTER, grantor(s) and FARMERS STATE BANK, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ERIC S PERMENTER AND JOSEY H PERMENTER, securing the payment of the indebtednesses in the original principal amount of \$247,000.00, 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



NTSS0000010366375

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

00000010366375

SHELBY

**EXHIBIT "A"**

BEING 4.273 ACRES OF LAND, MORE OR LESS, A PART OF THE NATHAN DAVIS SURVEY, A-147, SHELBY COUNTY, TEXAS, AND BEING THE LAND DESCRIBED IN THE DEED FROM CHRISTOPHER COLLINS AND WIFE, DEANNA COLLINS, TO CORY F. COLLINS, DATED JUNE 19, 2007, RECORDED UNDER INSTRUMENT NO. 2007004474, 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 SOUTH CORNER OF THIS 4.273 ACRE TRACT IN THE EAST RIGHT-OF-WAY LINE OF S.H. 147, BEING ON THE SOUTH SIDE OF CR2-2868;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF S.H. 147 AS FOLLOWS:

- 1) N. 22 DEG. 35 MIN. 00 SEC. E. 226.53 FEET;
- 2) N. 20 DEG. 38 MIN. 00 SEC. E. 281.32 FEET;
- 3) N. 11 DEG. 18 MIN. 00 SEC. E. 402.82 FEET;
- 4) N. 78 DEG. 44 MIN. 00 SEC. W. 25.00 FEET;
- 5) N. 11 DEG. 16 MIN. 00 SEC. E. 199.46 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS 4.273 ACRE TRACT ON THE SOUTH BANK OF SANDY CREEK;

THENCE ALONG THE SOUTH BANK OF SANDY CREEK AS FOLLOWS:

- 1) N. 56 DEG. 36 MIN. 00 SEC. E. 83.65 FEET;
- 2) N. 51 DEG. 53 MIN. 00 SEC. E. 62.50 FEET TO A 3/8-INCH IRON ROD IN AN OLD ROAD FOR THE NORTHEAST CORNER OF THIS 4.273 ACRE TRACT;

THENCE ALONG THE CENTER OF OLD ROAD & CR2-2868 AS FOLLOWS:

- 1) S. 03 DEG. 33 MIN. 00 SEC. E. 375.10 FEET CL/OLD ROAD
- 2) S. 00 DEG. 50 MIN. 00 SEC. E. 191.00 FEET CL/OLD ROAD
- 3) S. 07 DEG. 05 MIN. 00 SEC. W. 157.35 FEET CL/OLD ROAD
- 4) S. 29 DEG. 03 MIN. 00 SEC. W. 168.10 FEET CL/CR2-2868
- 5) S. 41 DEG. 31 MIN. 00 SEC. W. 100.00 FEET CL/CR2-2868
- 6) S. 50 DEG. 52 MIN. 20 SEC. W. 331.57 FEET TO THE POINT OF BEGINNING CONTAINING 4.273 ACRES OF LAND, MORE OR LESS, WITH A WOOD FRAME HOUSE AND IMPROVEMENTS LOCATED THEREON

SURVEYED BY CARL O. BIRDWELL, RPLS NO. 4343, OF THE STATE OF TEXAS, DATED MAY 30, 2007.