

15-013FC

FILED FOR RECORD

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

JENNIFER L. FOUNTAIN  
COUNTY CLERK

SUBSTITUTE TRUSTEE'S NOTICE

THE STATE OF TEXAS }  
COUNTY OF SHELBY }  
BY \_\_\_\_\_ DEPUTY

NOTICE IS HEREBY GIVEN THAT, WHEREAS, on the 13th day of January, 2025, DANIEL RYAN ALFORD executed a certain "Renewal Deed of Trust" for the benefit of FARMERS STATE BANK, on the hereinafter described real estate, which Deed of Trust appears of record as Instrument No. 2022000280 in the Official Public Records, 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 said Deed of Trust; and

WHEREAS, the said Trustee has become incapacitated to serve as such, or has resigned or has failed and refused to act as such; and

WHEREAS, by authority of the said Deed of Trust, the beneficiary thereunder did, on the 3rd day of April, 2025, appoint me, RANDY McLERROY, as Substitute Trustee;

WHEREAS, the said DANIEL RYAN ALFORD, has made default in the payment of the note described in such instrument, leaving a delinquent balance on this date remaining unpaid thereon; and

WHEREAS, FARMERS STATE BANK, the said beneficiary, has requested me to enforce such trust;

NOW, THEREFORE, I, RANDY McLERROY, Substitute Trustee has aforesaid, hereby give notice that I will accordingly, after due posting of this notice as required by said Deed of Trust and the law, for at least twenty-one days successively next before the day of sale at the Door of the District Courthouse in Center, Texas, and, after serving written notice of such sale, at least twenty-one days preceding the date specified herein as the date upon which said property will be sold, by certified mail, return receipt requested, on each debtor obligated to pay the above mentioned debt according to the records of the holder of said indebtedness, sell at public venue to the highest bidder, or bidders, for cash, in 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, that being the county in which said property is situated, between the hours of 10:00 o'clock a.m., and 4:00 o'clock p.m., but no earlier than 1:00 o'clock p. m., nor later than 4:00 o'clock p. m., of the first Tuesday in the month of May, 2025, the same being the 6th day of May, 2025, the following described real estate so described in and secured by such Deed of Trust:

All that certain tract of land situated in SHELBY COUNTY, TEXAS, ON THE John Smith survey, a-637, AND BEING 2 ACRES OUT OF THE 58 ACRES IN THE Deed dated December 6, 1954, from J. W. Segler to James D. Segler and recorded in Volume 340, page 167, of the Deed Records of Shelby County, Texas, and being described by metes and bounds as follows, to-wit:

BEGINNING at the Southeast corner of the 58 acre tract where the South boundary line crosses the Texas Highway 7 and run North 41 deg. 13 min. 43 sec. West, 85.49 feet to the center of a dirt road to the West right-of-way of the highway for the PLACE OF BEGINNING;

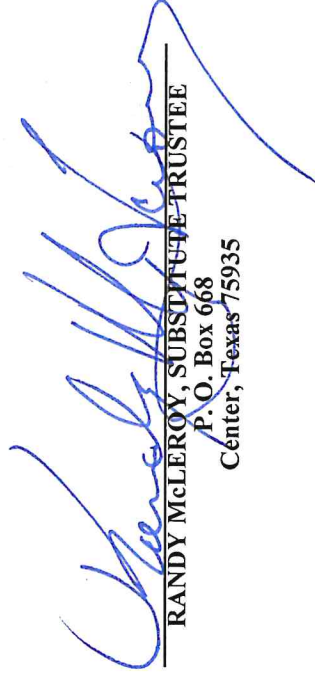
THENCE North 41 deg. 13 min. 43 sec. West, 208.70 feet with the dirt road to a point in the center of the road for a corner;

THENCE North 21 deg. 54 min. 00 sec. East, 25.00 feet, set an iron pipe for a reference corner, and, continue 415.47 feet, for a total of 440.47 feet, to an iron pipe set for a corner;

THENCE South 56 deg. 10 min. 17 sec. East, 150.27 feet to the right-of-way of Texas Highway #7 to an iron pipe set in the fence for a corner;

THENCE South 21 deg. 54 min. 00 sec. West, 495.47 feet with the right-of-way to the PLACE OF BEGINNING, containing 2.00 acres of land, more or less;

WITNESS my hand on this, the 3rd day of April, 2025.

  
RANDY McLERROY, SUBSTITUTE TRUSTEE  
P. O. Box 668  
Center, Texas 75935

Notice pursuant to Section 51.002, Texas Property Code:

**"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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY."**