

25-027 f.c.

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.

SUBSTITUTE TRUSTEE'S NOTICE

THE STATE OF TEXAS

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COUNTY OF SHELBY

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NOTICE IS HEREBY GIVEN THAT, WHEREAS, on the 24th day of October, 2022, Edward Sean Watson and wife, Jennifer M. Watson, executed a Deed of Trust to David Chadwick, for the benefit of FARMERS STATE BANK, in Center, Texas, on the hereinafter described real estate, which Deed of Trust appears of record as Instrument NO. 2022005612 of 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 22nd day of August, 2025, appoint me, Randy McLeroy, as Substitute Trustee;

WHEREAS, the said Edward Sean Watson and wife, Jennifer M. Watson, have 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 McLEROY, 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 November, 2025, the same being the 4th day of November, 2025, the following described real estate so described in and secured by such Deed of Trust:

BEING 25.01 acres of land, more or less, a part of the JOHN FORSYTHE SURVEY, A-203, Shelby County, Texas, and being the land described in the Warranty Deed from Dan Moody and wife, Freddie Moody, to Donny Moody and wife, Heather Moody, dated January 15, 2002, recorded in Vol. 938, Page 196, Official Public Records, Shelby County, Texas, and being described by metes and bounds as follows, to-wit:

BEGINNING at a fence corner post for a corner from which a ½ inch iron rod set for witness bears N 22 deg. 34 min. 56 sec. E, 0.70 feet, said beginning corner being the South corner of said 26.4 acre tract and the Easternmost corner of a 36.47 acre tract described in a conveyance from L. H. Barr et ux to Yondell C. Barr dated October 4, 1956, and recorded in Vol. 359, Page 120 of the Deed Records, Shelby County, Texas, and also being an angle corner in the NWBL of a 65.55 acre tract described in a conveyance from Vernon F. Bartle, Sr., et ux to Y. C. Barr et ux dated May 25, 1967, and recorded in Volume 450, Page 170 of the Deed Records of Shelby County, Texas;

THENCE N 08 deg. 41 min. 14 sec. W. 1498.00 feet (called N 10-3/4 deg. W) with the WBL of said 20.4 acre tract and the EBL of said 36.47 acre tract to a ½ inch iron rod set for corner;

THENCE N 58 deg. 00 min. 00 sec. E, 196.40 feet to a 1/2 inch iron rod set for corner;

THENCE N 25 deg. 00 min. 27 sec. W. 284.40 feet to a ½ inch iron rod set for corner in the South Right of Way of State Highway 7;

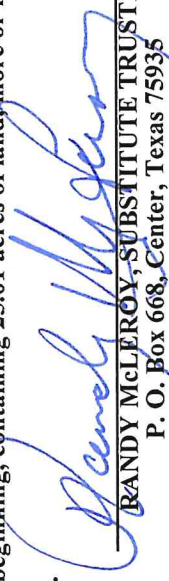
THENCE N 49 deg. 10 min. 54 sec. E, 227.20 feet with the South Right of Way of State Highway 7 to a ½ inch iron rod set for corner in the NBL of said 26.4 acre tract, said corner being the West corner of a tract described as Third Tract in a conveyance from Tom Bartle et al to Keith Wagnon, dated June 26, 1985 and recorded in Volume 654, Page 680 of the Deed Records of Shelby County, Texas;

THENCE N 65 deg. 03 min. 07 sec. E, 86.57 feet with the NBL of said 26.4 acre tract and the SBL of said Third Tract to a point for corner in County Road 3137 from which a ½ inch iron rod set for witness bears S 34 deg. 11 min. 00sec. E 31.95 feet, said corner being the Northernmost corner of said 26.4 acre tract and the Westernmost corner of a 28.8 acre tract described as First Tract in said 654/680 conveyance;

THENCE S 34 deg. 11 min. 00 sec. E, 1322.47 feet (called S 36-1/2 deg. E, 1313.89') with the NEBL of said 26.4 acre tract and the SWBL of said 28.8 acre tract to a ½ inch iron rod set for corner at the base of a fence corner, said corner being the East corner of said 26.4 acre tract and the South corner of said 28.8 acre tract and also being in the NWBL of said 65.55 acre tract;

THENCE S 41 deg. 04 min. 00 sec. W. 1238.35 feet (called S 35-1/4 deg. W 1222.22') with the SEBL of said 26.4 acre tract and the NWBL of said 65.55 acre tract (Bearing base) to the place of beginning, containing 25.01 acres of land, more or less,

WITNESS my hand on this, the 11th day of September, 2025.



RANDY McLEROY, 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.”