

25-D28FC

FILED FOR RECORD
SHELBY COUNTY TEXAS

2025 SEP 16 AM 11:33

JENNIFER L. FOUNTAIN
COUNTY CLERK

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1909 FM 699
CENTER, TX 75935

BY _____ DEPUTY

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: October 07, 2025

Time: The sale will begin at 1:00 PM 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 July 29, 2020 and recorded in Document INSTRUMENT NO. 2020002129 real property records of SHELBY County, Texas, with ERIC TYLER FAIRCHILD, grantor(s) and SHELBY SAVINGS BANK, SSB, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ERIC TYLER FAIRCHILD, securing the payment of the indebtednesses in the original principal amount of \$100,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. SHELBY SAVINGS BANK, SSB 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. SHELBY SAVINGS BANK, SSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SHELBY SAVINGS BANK, SSB
P.O. BOX 78935
CENTER, TX 75935



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 SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, SHARON ST. PIERRE, ALLAN JOHNSTON, KATHLEEN ADKINS, EVAN PRESS, MICHAEL KOLAK, AURORA CAMPOS, AUCTION.COM, 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: _____

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SHELBY

EXHIBIT "A"

TRACT ONE: BEING 1.0 ACRE OF LAND, MORE OR LESS, A PART OF THE JOHN FORSYTH SURVEY, A-203, SHELBY COUNTY, TEXAS, AND BEING THE LAND DESCRIBED IN THE WARRANTY DEED FROM SHANNON DOUGLAS RICE AND WIFE, LISA O'DONNELL RICE TO THOMAS E. MORRISON, DATED JULY 3, 2008, RECORDED UNDER INSTRUMENT NO. 2008006972, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON STATE ON AN OLD FENCE LINE ON THE NORTH LINE OF THE N. M. SAMFORD 39.8 ACRE TRACT AND THE SOUTH LINE OF THE C. F. BECKHAM 38 ACRE TRACT AT THE NORTHEAST CORNER OF THE JEANNE DAVIS 6.16 ACRE TRACT OUT OF SAID SAMFORD 39.8 ACRE TRACT IN THE JOHN FORSYTHE SURVEY, ABSTRACT NO. 203, SHELBY COUNTY, TEXAS, AND FROM WHICH STATE A 6 IN. HACKBERRY MARKED "X", HACK ABOVE AND BELOW BRS. SOUTH 64 DEG. EAST 2.3 VRS;

THENCE SOUTH 19 DEG. 02 MIN. EAST ALONG THE EAST LINE OF SAID DAVIS TRACT AND THE WEST LINE OF THE 9.32 ACRE TRACT OF WHICH THIS TRACT IS A PART, A DISTANCE OF 120 FEET (43.2 VRS.) TO A STAKE FOR CORNER, THE SAME BEING ON THE NORTHERN EDGE OF A PRIVATE ROAD EASEMENT THROUGH SAID 9.32 ACRE TRACT;

THENCE IN AN EASTERLY DIRECTION ABOUT NORTH 88-1/2 EAST ALONG THE NORTHERN EDGE OF SAID ROAD EASEMENT ABOUT 200 FT. (72 VRS.) TO A STAKE FOR CORNER;

THENCE IN A NORTHEASTERLY DIRECTION ABOUT NORTH 14 EAST 216 FT. (77.36 VRS) TO A STAKE FOR CORNER ON THE NORTH BOUNDARY LINE OF THE 9.32 ACRE TRACT OF WHICH THIS TRACT IS A PART;

THENCE SOUTH 71 DEG. 08 MIN. WEST WITH THE NORTH BOUNDARY LINE OF SAID 9.32 ACRE TRACT 308 FT. (110.88 VRS.) TO THE PLACE OF BEGINNING, CONTAINING 1 ACRE OF LAND, MORE OR LESS.

TRACT TWO: BEING 3.0 ACRES OF LAND, MORE OR LESS, A PART OF THE JOHN FORSYTH SURVEY, A-203, SHELBY COUNTY, TEXAS, AND BEING THE LAND DESCRIBED IN THE WARRANTY DEED FROM SHANNON DOUGLAS RICE AND WIFE, LISA O'DONNELL RICE TO THOMAS E. MORRISON, DATED JULY 3, 2008, RECORDED UNDER INSTRUMENT NO. 2008006972, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 30 INCH PINE AT AN OLD FENCE CORNER WE FOUND AT THE RECOGNIZED NORTHEAST CORNER OF THE CLYDE SAMFORD CALLED 9.32 ACRE TRACT IN THE JOHN FORSYTHE SURVEY A-203 SHELBY COUNTY TEXAS DESCRIBED IN DEED RECORDED IN VOLUME 454 PAGE 817 SHELBY COUNTY DEED RECORDS;

THENCE SOUTH 30 DEG. 40 MIN. 34 SEC. EAST ALONG THE RECOGNIZED EAST BOUNDARY LINE OF THE AFOREMENTIONED SAMFORD TRACT A DISTANCE OF 481.32 FEET TO AN 1/2 INCH STEEL ROD WE SET AS THE SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH 78 DEG. 59 MIN. 09 SEC. WEST INTO THE AFOREMENTIONED SAMFORD TRACT A DISTANCE OF 581.509 FEET TO AN 1/2 INCH STEEL ROD WE SET AT THE SOUTHEAST CORNER OF THE FORMERLY LARRY CAMPBELL ET UX CALLED 1.0 ACRE TRACT OUT OF SAID SAMFORD TRACT DESCRIBED IN DEED RECORDED IN VOLUME 628, PAGE 820 SHELBY COUNTY DEED RECORDS;

THENCE NORTH 14 DEG. 00 MIN. 00 SEC. EAST ALONG THE RECOGNIZED EAST BOUNDARY LINE OF THE AFOREMENTIONED 1.0 ACRE TRACT A DISTANCE OF 216.00 FEET TO AN 1 INCH GALVANIZED STAKE WE SET IN OR NEAR AN OLD FENCE WE FOUND ON THE RECOGNIZED NORTH BOUNDARY LINE OF THE AFOREMENTIONED SAMFORD TRACT AT THE RECOGNIZED NORTHEAST CORNER OF THE SAID 1.0 ACRE TRACT AND FROM SAID STAKE AN 1 INCH PIPE WE FOUND AT THE RECOGNIZED NORTHWEST CORNER OF THE SAID 1.0 ACRE TRACT AND THE RECOGNIZED NORTHWEST CORNER OF THE AFOREMENTIONED SAMFORD 9.32 ACRE TRACT BEARS SOUTH 71 DEG. 08 MIN. 00 SEC. WEST A DISTANCE OF 308.00 FEET;

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THENCE NORTH 71 DEG. 08 MIN. 00 SEC. EAST ALONG THE AFOREMENTIONED OLD FENCE AS THE RECOGNIZED NORTH BOUNDARY LINE OF THE AFOREMENTIONED SAMFORD TRACT A DISTANCE OF 288.48 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.00 ACRES OF LAND MORE OR LESS.