

26-004FC

FILED FOR RECORD
SHELBY COUNTY TEXAS

2026 MAR 17 PM 1:41

JENNIFER L. FOUNTAIN
COUNTY CLERK 00000010747293

1472 SE FM 3172
SHELBYVILLE, TX 75973

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE BY _____ DEPUTY

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: April 07, 2026

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 30, 2021 and recorded in Document INSTRUMENT NO. 2021002761 real property records of SHELBY County, Texas, with JERRY LEE GOETZMAN, grantor(s) and FARMERS STATE BANK, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JERRY LEE GOETZMAN, securing the payment of the indebtednesses in the original principal amount of \$40,000.00, 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



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 AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 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: _____

EXHIBIT "A"

BEING 5.5462 ACRES OF LAND SITUATED IN THE EVERETT RITTER SURVEY, ABSTRACT 584, SHELBY COUNTY, TEXAS, AND BEING COMPRISED OF THE CALLED 2.63 ACRE TRACT DESCRIBED AS "TRACT NO ONE" AND OF THE CALLED 2.92 ACRE TRACT DESCRIBED AS "TRACT NO TWO" IN A WARRANTY DEED WITH LADY BIRD PROVISIONS FROM ELEANOR G. HOHIMER TO JAMES L. HOHIMER, JR., KIRK A. HOHIMER, AND ROBERT E. HOHIMER, DATED MARCH 12, 2013, AND RECORDED UNDER DOCUMENT NO. 2013001202, IN THE OFFICIAL PUBLIC RECORDS OF SHELBY COUNTY, TEXAS, ALSO BEING REFERRED TO AS LOT 4 AND LOT 5 OF SIX WAY DRAW, AND UNRECORDED SUBDIVISION, SAID 5.5462 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 1/2-INCH IRON ROD FOUND IN A WIRE FENCE LINE FOR THE SOUTHWEST CORNER OF SAID CALLED 2.92 ACRE TRACT AND BEING THE NORTHWEST CORNER OF A CALLED 3.29 ACRE TRACT REFERRED TO AS LOT 6 OF SIX WAY DRAW AND DESCRIBED IN A WARRANTY DEED FROM LOUISE HEDRICK AND HUSBAND, MARVIN L. HENDRICK, TO JAMES L. HOHIMER, JR., DATED JANUARY 25, 2013, AND RECORDED UNDER DOCUMENT NO. 2013000615, IN THE OFFICIAL PUBLIC RECORDS OF SHELBY COUNTY, TEXAS, AND BEING IN THE EAST LINE OF A CALLED 143.9027 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM ADON DUNCAN & WIFE, MONTELL DUNCAN, CELESTE D. HOLT & HUSBAND, O. M. HOLT, AND JAMES T. DUNCAN AND WIFE, HELEN DUNCAN, TO E. GLEN DEMPSEY & WIFE, MARGARET SUE DEMPSEY, DATED JULY 14, 1978, AND RECORDED IN VOLUME 549, PAGE 416, IN THE DEED RECORDS OF SHELBY COUNTY, TEXAS;

THENCE N 00°46'22" W, WITH THE WEST LINE OF SAID CALLED 2.92 ACRE TRACT (CALLED N 00°46'03" W) AND WITH SAID EAST LINE OF THE CALLED 143.9027 ACRE TRACT, PASSING AT A DISTANCE OF 150.10 FEET (CALLED 150.00 FEET) A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 2.92 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID CALLED 2.63 ACRE TRACT, AND CONTINUING WITH THE WEST LINE OF SAID CALLED 2.63 ACRE TRACT FOR A TOTAL DISTANCE OF 360.09 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 2.62 ACRE TRACT AND BEING SOUTHWEST CORNER OF A CALLED 2.22 ACRE TRACT REFERRED TO AS LOT 3 OF SIX WAY DRAW AND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM EMMET LUMAN TO JAMES L. HOHIMER, JR., DATED DECEMBER 23, 2009, AND RECORDED UNDER DOCUMENT NO. 2010001790, IN THE OFFICIAL PUBLIC RECORDS OF SHELBY COUNTY, TEXAS;

THENCE N 89°13'40" E, WITH THE NORTH LINE OF SAID CALLED 2.63 ACRE TRACT (CALLED N 89°13'57" E), AND WITH THE SOUTH LINE OF SAID CALLED 2.22 ACRE TRACT, A DISTANCE OF 505.52 FEET (CALLED 505.88 FEET) TO THE NORTHEAST CORNER OF SAID CALLED 2.63 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID CALLED 2.22 ACRE TRACT IN THE CENTERLINE OF FARM-TO-MARKET ROAD 3172 (BASED ON 100 FOOT RIGHT-OF-WAY), AND BEING IN A CURVE TO THE RIGHT, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS S 89°13'40" W, 53.39 FEET);

THENCE IN A SOUTHEASTERLY DIRECTION WITH SAID CENTERLINE OF FARM-TO-MARKET ROAD 3172 AS THE EAST LINE OF SAID CALLED 2.63 ACRE TRACT, ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2,913.39 FEET, AN ARC LENGTH OF 21.56 FEET, A CENTRAL ANGLE OF 00°25'26", AND A CHORD BEARING S 21°26'49" E, AND DISTANCE OF 21.56 FEET TO THE END OF SAID CURVE, FROM WHICH A CONCRETE MONUMENT FOUND BEARS S 68°45'54" W, 50.0 FEET;

THENCE S 21°14'06" E, CONTINUING WITH SAID CENTERLINE OF FARM-TO-MARKET ROAD 3172 AS THE EAST LINE OF SAID CALLED 2.63 ACRE TRACT, PASSING AT A DISTANCE OF 203.59 FEET THE SOUTHEAST CORNER OF SAID CALLED 2.63 ACRE TRACT AND THE NORTHEAST CORNER OF SAID CALLED 2.92 ACRE TRACT AND CONTINUING WITH THE EAST LINE OF SAID CALLED 2.92 ACRE FOR A TOTAL DISTANCE OF 480.70 FEET TO THE SOUTHEAST CORNER OF SAID CALLED 2.92 ACRE TRACT AND THE NORTHEAST CORNER OF SAID CALLED 3.29 ACRE TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND FOR WITNESS BEARS N 81°33'45" W, 57.55 FEET;

THENCE N 81°33'45" W, WITH THE SOUTH LINE OF SAID CALLED 2.92 ACRE TRACT (BASIS OF BEARING ORIENTATION) AND WITH THE NORTH LINE OF SAID CALLED 3.29 ACRE TRACT, A DISTANCE OF 690.07 FEET (CALLED 690.45 FEET) TO THE POINT OF BEGINNING AND CONTAINING 5.5462 ACRES OF LAND WITHIN THESE CALLS, OF WHICH 0.5709 OF AN ACRE LIES WITHIN THE RIGHT-OF-WAY LINES OF FARM-TO-MARKET ROAD 3172.