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FILED FOR RECORD

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TRUSTEE'S NOTICE

JENNIFER L. FOUNTAIN
COUNTY CLERK

BY _____ DEPUTY

THE STATE OF TEXAS }
COUNTY OF SHELBY }

NOTICE IS HEREBY GIVEN THAT, WHEREAS, by a certain Deed of Trust executed on the 7th day of May, 2025, and recorded as Instrument No. 2025001807 in the Official Public Records of Shelby County, Texas, Kyle A. Edwards and Rachel E. Skinner Edwards did convey to Gerald Mackey, as Trustee, certain property, hereinafter mentioned, for the purpose of securing and enforcing payment to Ronald Lee Mackey, or the holder thereof, or part thereof, of one certain promissory note, dated May 7, 2025, in the original principal amount of \$50,000.00, payable as therein shown; and

WHEREAS, the said Kyle A. Edwards and Rachel E. Skinner Edwards, have made default in the payment of the note described in such instrument, leaving \$58,179.28 on this date remaining unpaid thereon; and

WHEREAS, Ronald Lee Mackey, the said beneficiary, has requested me to enforce such trust;

NOW, THEREFORE, I, GERALD MACKEY, the 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 courthouse door in Center, Shelby County, 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 September, 2026, the same being the 1st day of September, 2026, 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 ELIZABETH BRADLEY SURVEY, A-46, and being LOT 5 and LOT 6, BLOCK 78, of the TOWN OF TIMPSON, TEXAS, and being the same land described in the Deed from Nancy Lou Williams, *et al.*, to William Albert Skinner, *et ux.*, dated March 16, 1995, recorded in Volume 787, Page 731, of the Real Property Records of Shelby County, Texas, and in the Deed from Kimberly Skinner to Rachel E. Skinner, *et vir.*, dated December 8, 2011, recorded in the office of the County Clerk of Shelby County, Texas, as Instrument No. 2011009988, to which said instruments, and their records, reference is here made in aid of description;

WITNESS my hand on this, the 14th day of July, 2026.


GERALD MACKEY, TRUSTEE

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.”