

FILED FOR RECORD
SHELBY COUNTY, TEXAS

2017 OCT 4 PM 1 23

JENNIFER L. FOUNTAIN
COUNTY CLERK
DEPUTY

BY _____

TRUSTEE'S NOTICE

THE STATE OF TEXAS }
COUNTY OF SHELBY }

NOTICE IS HEREBY GIVEN THAT, WHEREAS, on the 24th day of October, 2013, MANUEL CARDOZA and wife, MORGAN CARDOZA, executed a Deed of Trust to Randy McLeroy, for the benefit of NEWTON JOHNSON and ALDA FAYE YARBROUGH, on the hereinafter described real estate, which Deed of Trust appears of record as Instrument No. 2013004649 of the Official Public Records of 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 MANUEL CARDOZA and wife, MORGAN CARDOZA, have made default in the payment of the note described in such instrument, leaving \$8,817.54 on this date remaining unpaid thereon; and

WHEREAS, Newton Johnson and Alda Faye Yarbrough, the said beneficiary, has requested me to enforce such trust;

NOW, THEREFORE, I, RANDY McLEROY, 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 November, 2017, the same being the 7th day of November, 2017, 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 R. L. PARKER SURVEY, A-573, and being out of the South end of Lot No. 5 and the portion of Lot No. 4, if any, lying on the East side of rocked branch, in the BLOUNT ADDITION to the City of Center, Texas, and being the same land described in the Deed from J. W. Shotwell, *et ux.*, to Newton Johnson dated November 24, 1943, recorded in Volume 228, page 470, of the Deed Records of Shelby County, Texas, and being described by metes and bounds as follows, to-wit:

BEGINNING at a stake on the Northwest corner of said parcel of land;
THENCE South, along a rocked branch or drain, 93 feet to the North line of First Street;
THENCE East, along said North line of First Street, 68 feet;
THENCE North, a distance of 93 feet to a stake;

B. Atkins to J. W. Shotwell dated December 30, 1918, recorded in Volume 96, page 51, of the Deed Records of Shelby County, Texas, to which said instruments, and their records, reference is here made in-aid-of description;

WITNESS my hand on this, the 9th day of October, 2017.



RANDY McLEROY, 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.”