

20-023 FC

Notice of Trustee's Sale

Date: December 2, 2020  
Substitute Trustee: John Grigsby  
AMERICAN STATE BANK  
163 Cass-Caid Drive  
Center, TX 75935  
Lender: Texas State Bank (now American State Bank)

FILED FOR RECORD  
SHELBY COUNTY, TEXAS  
2020 DEC -2 PM 3:41  
JENNIFER L. FOUNTAIN  
COUNTY CLERK  
BY \_\_\_\_\_ DEPUTY

Note: Adjustable Real Estate Lien Note in the original principal amount of FORTY-TWO THOUSAND, EIGHT HUNDRED AND NO HUNDREDTHS DOLLARS (\$42,800.00) executed by Rodney Johniken and payable to Lender and dated October 12, 2011

Deed of Trust:

Date: October 12, 2011  
Grantor: Rodney Johniken  
Lender: Texas State Bank (now American State Bank)

Recording information: Instrument Number 2011008397 of the Official Public Records of Shelby County, Texas

Property: BEING 0.9156 acre of land, more or less, a part of the JOHN ENGLISH SURVEY, A-177, Shelby County, Texas, and being the land described in the Warranty Deed from Jeremy H. Pope and wife, Tiffany M. Poe, to James Carroll dated September 1, 2009, recorded under Instrument No. 2009007683, Official Public Records, Shelby County, Texas; and being described by metes and bounds as follows, to-wit:  
BEGINNING at a 3/4 inch pipe found for the NWC of the above referenced tract of land on the West side of a public road, being the NEC of a tract of land conveyed by C A Golden to G. H. Stephens by deed dated October 5, 1929, recorded in Vol. 143, Page 336, and being an angle corner of a tract of land conveyed by H. P. Beckham, et al, to E. E. Lawson by deed dated February 13, 1931, recorded in Vol. 274, page 41, all references made to the said Deed Records, Shelby County, Texas;  
THENCE N. 77 deg. 04 min. 00 sec. E. crossing the said road, and with a fence line along the said E. E. Lawson line a distance of 267.76 ft. to a 1/2 inch iron rod set for the corner, being the most northerly NWC of an 11.7198 acre tract this day survey out of said refence tract.  
THENCE six (6) calls with the said 11.7198 acre tract, and along a fence line as follows:

(1) S. 16 deg. 27 min. 19 sec. E. 110.45 ft.;

(2) S. 74 deg. 52 min. 08 sec. W. 46.39 ft.;

(3) S. 22 deg. 33 min. 16 sec. E. 99.88 ft.;

(4) S. 66 deg. 33 min. 04 sec. W. 77.33 ft.;

(5) N. 38 deg. 05 min. 03 sec. W. 122.25 ft.;

(6) S. 74 deg. 59 min. 50 sec. W. 98.37 ft. to a ½ inch iron rod set for the corner in the East line of the aforementioned G. H. Stephens tract;

THENCE N. 22 deg. 00 min. 44 sec. W. along the said Stephen's line a distance of the 118.98 ft. to the Point of Beginning and containing 0.9156 acre of land, more or less.

County: Shelby

Date of Sale (first Tuesday of month): January 5, 2021

Time of Sale: 10:00 A.M. or within three hours thereafter

Place of Sale: ON THE STEPS IN FRONT OF THE SHELBY COUNTY COURTHOUSE LOCATED AT 200 SAN AUGUSTINE STREET OR, IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE SHELBY COUNTY COMMISSIONERS COURT

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash.

**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.**

This instrument appoints the substitute trustee identified herein to sell the property described in the security instrument identified in this Notice of Trustee's Sale. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note. The person signing this notice is the attorney or authorized agent of the Lender.



---

John L. Price, Attorney for Lender  
Fairchild, Price, Haley & Smith L.L.P.  
413 Shelbyville St.  
Center, TX 75935