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| LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504 | DOCUMENT #: FC-2020-0034 RECORDED DATE: 09/11/2020 11:17:46 AM  |
| OFFICIAL RECORDING COVER PAGE | |
| Document Type: FORECLOSURE Transaction Reference: Document Reference: | Transaction #: 835550 - 1 Doc(s) Document Page Count: 2 Operator Id: Meagan |
| RETURN TO: () DANIEL BURKEEN | SUBMITTED BY: DANIEL BURKEEN |
| <p>DOCUMENT # : FC-2020-0034 RECORDED DATE: 09/11/2020 11:17:46 AM</p> <p>I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County.</p> <div style="display: flex; align-items: center;">  <div>  Kerrie Cobb Limestone County Clerk </div> </div> | |

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.
***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

Notice of Trustee's Sale

Date: September 11, 2020

Substitute Trustee: Daniel Burkeen

Substitute Trustee's Address: 304 E. Commerce, PO Box 947, Mexia, Texas 76667

Mortgagee: Scarlet A. Floyd and husband, Jace P. Floyd, III

Note: Dated June 17, 2016 in the principal sum of \$45,000, payable by Jimmie B. West and Alice West to Scarlet A. Floyd and Jace P. Floyd, III

Deed of Trust

Date: June 17, 2016

Grantor: Jimmie B. West and wife, Alice West

Mortgagee: Scarlet A. Floyd and husband, Jace P. Floyd, III

Recording information: Document 20162098 in the Real Property Records of Limestone County, Texas

Property:

FIRST TRACT: BEING the West 45 feet of Subdivision 3 and the East 100 feet of Subdivision 2, all in Division "M" of the City of Mexia, Limestone County, Texas, according to the official map or plat of said City as it appears of record in Vol. 2, Page 17 of the Plat Records of Limestone County, Texas.

SECOND TRACT: BEING a part of Subdivision 2 in Division M of the City of Mexia, Limestone County, Texas, according to the official map and plat of said City recorded in Vol. 2, Page 17, Plat Records of Limestone County, Texas, and described as follows:

BEGINNING in the South line of Hopkins Street at the N. W. corner of a 5 foot strip of land described in deed from William Champion and wife, Mildred Mae Champion, to Ora Mae Price, a widow, dated December 22, 1959, and recorded in Vol. 461 of the Deed Records of Limestone County, Texas.

THENCE East along the South line of Hopkins Street 38 feet to the N.W. corner of the tract of land described in the deed from Ora Mae Price et al to Bert Capps et ux dated December 15th, 1959, and recorded in Volume 467, Page 465 of the Deed Records of Limestone County, Texas, a stake for corner.

THENCE South along the West line of said Capps tract and parallel to the East line of Block 2, 125 feet, a stake for corner;

THENCE West parallel to the South line of Hopkins Street 38 feet to the West line of the 5 foot strip bought from Champion, a stake for corner;

THENCE North along the West line of said 5 foot strip, 125 feet to the South line of Hopkins Street to the place of beginning, a stake for corner.

County: Limestone

Date of Sale (first Tuesday of month): October 6, 2020

Time of Sale: 11:00 a.m.

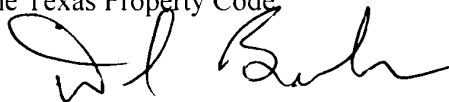
Place of Sale: Limestone County Courthouse, 200 W. State Street, Groesbeck, Texas 766642 at the front door, being the door facing the flagpole and State Street

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.

Mortgagees have appointed Daniel Burkeen as Substitute Trustee under the Deed of Trust]. Mortgagees have instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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.

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, "AS IS." The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code



Daniel Burkeen, Substitute Trustee