

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

“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.”

Notice of Trustee's Sale

Date: March 13, 2015

Trustee: Stephen Reed

Mortgagee: Ronda Lynn Van Meter, as her separate property and estate

Note: August 23, 2012

Deed of Trust

Date: August 23, 2012

Grantor: Jose Colon, a married man and being joined herein pro-forma by his wife, Rhonda Colon

Mortgagee: Ronda Lynn Van Meter, as her separate property and estate

Recording information: Clerk's Document Number 00123190 of the Real Property Records of Limestone County, Texas.

Property:

BEING two tracts of land described in Exhibit "A" attached and incorporated herein by reference for all proper purposes, SAVE AND EXCEPT a 0.58 acres tract described in Exhibit "B" attached hereto.

County: Limestone County

Date of Sale (first Tuesday of month): April 7, 2015

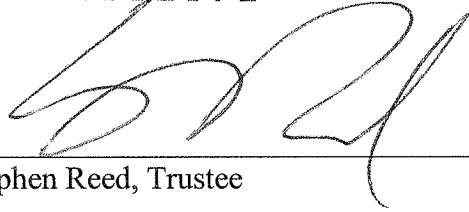
Time of Sale: The earliest time the sale will be held is 11:30 A.M. and said sale will begin no later than 2:30 P.M.

Place of Sale: At the front door (which is the door facing State Street) of the Limestone County Courthouse in Groesbeck, Texas.

Stephen Reed is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

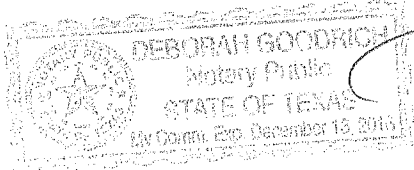
00001078

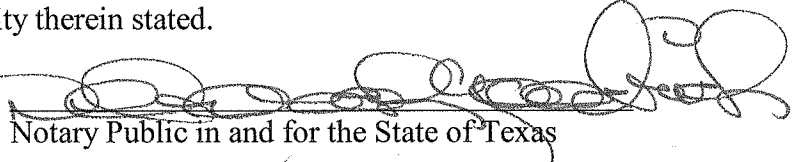


Stephen Reed, Trustee

THE STATE OF TEXAS
COUNTY OF LIMESTONE

This instrument was acknowledged before me on this 13th day of March, 2015, by Stephen Reed, in the capacity therein stated.




Notary Public in and for the State of Texas

Prepared by:
Reed & Reed, L.L.P.
Attorneys at Law
217 W. State Street/P.O. Box 349
Groesbeck, Texas 76642

EXHIBIT (A)

VOL. 1106 PAGE 550

FIRST TRACT: BEING a part of a 19.37 acre tract of land out of the Andres Varela Survey, Limestone County, Texas, and being a part of that certain Second Tract of land described in deed from L. L. Geren et ux to James W. Jackson, Jr., Trustee, dated January 23, 1978, of record in Vol. 625 on page 579 of the Deed Records of Limestone County, Texas, and described as follows, to-wit:

BEGINNING at an iron pin set by existing corner post in the East line of a County Road, for the N. W. corner hereof;
 THENCE S. 17 deg. 50' E: along the East line of said County Road, a distance of 361.76 feet to a stake for corner;
 THENCE N. 51 deg. 44' E. a distance of 300 feet to a stake for corner;
 THENCE N. 17 deg. 50' W. a distance of 361.76 feet to a stake for corner;
 THENCE S. 51 deg. 44' W. 300 feet along existing fence line to the place of beginning and
 Containing 2.49 acres of land.

SECOND TRACT: BEING a certain tract of land in the A. Varela XI (11) League Grant (A-29) Limestone County, Texas, and being a part of a 19.3 acre tract Kimble Hughes conveyed to Ronnie Holland in Vol. 631, page 632 of Limestone County Deed Records and described as follows:

BEGINNING: at an iron pin in the E. margin of a county road which Drs. S 17 deg 50' E 361.0 ft. from the N.W. corner of above 19.3 acre tract, also being the S.W. corner of a called 2.4914 ac. tr. as mentioned in Vol. 108, page 487 of the Deed of Trust Records of Limestone County

THENCE N 51 deg. 44' E 300.0 ft. with the S. line of 2.4914 ac. tr. to an iron pin for the S.E. corner of same and an ell. corner of this

THENCE N 17 deg. 50' W 361.0 ft. with the E. line of 2.4914 ac. tr. to an iron pin for the N.E. corner of same, being a point in the N. fence line of above 19.3 acre tract

THENCE N 51 deg. 44' E 10.8 ft. along the N. fence line of said 19.3 ac. tr. to an iron pin for the N.E. corner of this

THENCE S 31 deg. 13' E 396.1 ft; and S 30 deg. 20' E 186.1 ft along an existing fence to an iron pin in the S. line of above 19.3 acre tract

THENCE S 50 deg. 57' W 454.0 ft. with the S. line of 19.3 ac. tr. which is 50 ft. North and parallel to the S. line of a 19.27 ac. tr. to an iron pin in the E. margin of a county road

THENCE N 17 deg. 50' W 261.0 ft. with the E. margin of said county road to the place of beginning, containing 2.763 acres of land.

EXHIBIT "A"

EXHIBIT (B)

00001078

HANEY SURVEYING SERVICES

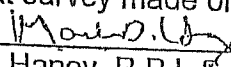
P.O. Box 307 (Mailing Address)
710 E. Milam St., Mexia, Texas 76667
Tel. No. 254-562-6954
Fax. No. 254-562-2278

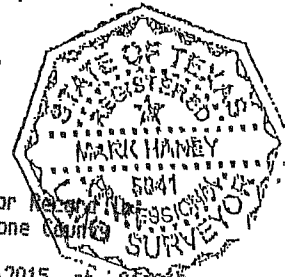
Description of: 0.58 Acre Tract, Andres Varela Survey A-29, Springfield
Community, Limestone County, Texas
Owner: Ronda Lynn Van Meter

BEING a 0.58 acre tract situated in Springfield Community, Andres Varela
Survey A-30, Limestone County, Texas, and being part of that called 2.49 acres
First Tract described in the deed to Ronda Lynn Van Meter recorded in
Vol. 1106, Pg. 547, Deed Records of Limestone County, Texas (L.C.D.R.) and
being part of that called 2.763 acres Second Tract described in the deed to
Ronda Lynn Van Meter recorded in Vol. 1106, Pg. 547, L.C.D.R., said 0.58 acre
being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod at the base of a cross-tie fence corner post in
the East line of county road LCR 405 for the Northwest corner of said First Tract
and this tract, same being the Southwest corner of the Curtis Leed tract;
THENCE N.51°44'00"E. (basis of bearing) with a fence, the North line of said
First Tract and the South line of said Leed tract, at 300.00 ft. the Northeast
corner of said First Tract and the Northerly Northwest corner of said Second
Tract, continuing with the North line of said Second Tract, in all 100.80 ft. to a set
 $\frac{1}{2}$ " iron rod at the base of a wood fence corner post for the Northeast corner of
said Second Tract and this tract, same being the Northwest corner of the Ronald
Holland called 14.117 acres tract of record in Vol. 710, Pg. 337, L.C.D.R.;
THENCE S.31°13'00"E. 100.02 ft. with a fence, the East line of said Second
Tract and the West line of said Holland tract to a set $\frac{1}{2}$ " iron rod at a wood cross
fence corner post for the Southeast corner of this tract;
THENCE S.58°49'53"W. 323.11 ft. with said cross fence, and crossing the West
line of said Second Tract and the East line of said First Tract, at 309.87 ft. a set
 $\frac{1}{2}$ " iron rod in the East margin of said LCR 405, in all 323.11 ft. to a point in the
edge of said LCR 405 and in the West line of said First Tract for the Southwest
corner of this tract;
THENCE N.17°50'00"W. 63.32 ft. with East margin of said LCR 405 and the
West line of said First Tract to the point of BEGINNING, containing 0.58 acre.

The foregoing description was prepared from that plat
dated August 17, 2012 that represents the facts found
from that survey made on the ground under my supervision.


Mark D. Haney, R.P.L.S. No. 5841
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Filed for Record
Limestone County
On: Mar 13, 2015 at 01:04P

By: Janice Ledet

STATE OF TEXAS COUNTY OF LIMESTONE
I hereby certify that this instrument was
filed on the date and time stamped hereon by me and
was duly recorded in the named records of:
Limestone County as stamped hereon by me.

Mar 13, 2015

Peggy Beck, County Clerk
Limestone County