

NOTICE OF TRUSTEE'S SALE

Copy of Original
Filed 8-10-15
Not Compared
or Verified

DATE: August 10, 2015

DEED OF TRUST

Date: January 1, 2015

Grantor: Joshua M. Nickels
961 LCR 454
Groesbeck, TX 76642

Beneficiary: Michael D. McKinney
PO Box 423
Centerville, TX 75833

Substitute Trustee: Tim Franklin
PO Box 423
Centerville, TX 75833

Recording Information: Doc. #20150318, Real Property Records, Limestone County, Texas.

Property: *10.48 Acres of land, being TR. 46 of DANIEL TODD LAND COMPANY, LLC, a subdivision in Limestone County, Texas, according to the map or plat thereof recorded in Env. 329-330 of the Map and Plat Records of Limestone County, Texas.*

Note

Date: January 1, 2015

Amount: \$37,000.00

Debtor: Joshua M. Nickels

Holder: Michael D. McKinney

DATE OF SALE OF PROPERTY: September 1, 2015

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

LOCATION OF SALE: Groesbeck, Texas, at the Limestone County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.


TIM FRANKLIN

(ACKNOWLEDGMENT)

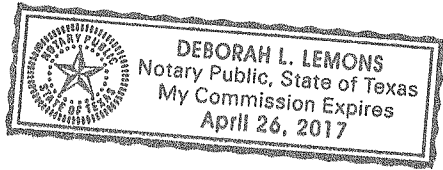
STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on August 10, 2015 by Tim Franklin.

[Handwritten Signature]

NOTARY PUBLIC, STATE OF TEXAS



Filed for Record in:
Limestone County
On: Aug 10, 2015 at 09:35A
By: Lederle Salazar

STATE OF TEXAS COUNTY OF LINSTONE
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.

Aug 10, 2015

Passy Beck, County Clerk
Limestone County