

NOTICE OF TRUSTEE'S SALE

DATE: March 9, 2016

00001170

DEED OF TRUST

**Copy of Original
Filed 3-11-16
Not Compared
or Verified**

Date: August 25, 2006

Grantor: Michael Chamberlain
Susan Chamberlain
518 PR 5374-A
Groesbeck, TX 76642

Beneficiary: Timothy W. Coffey
PO Box 423
Centerville, TX 75833

Substitute Trustee: Deborah L. Lemons
PO Box 423
Centerville, TX 75833

Recording Information: Vol. 1217, Pg. 335, Real Property Records, Limestone County, Texas.

Property: *20.35 Acres of land, being TR. 17 of HONEST RIDGE LAND COMPANY, a subdivision in Limestone County, Texas, according to the map or plat thereof recorded in Env. 581 of the Map and Plat Records of Limestone County, Texas.*

Note

Date: August 25, 2006

Amount: \$20,368.57

Debtor: Michael Chamberlain and Susan Chamberlain

Holder: Timothy W. Coffey

DATE OF SALE OF PROPERTY: April 5, 2016

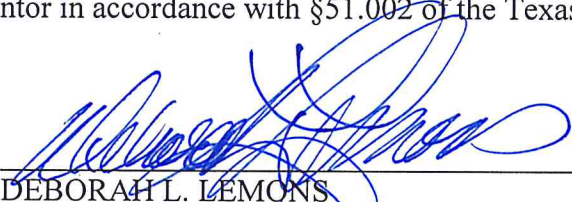
EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

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.



DEBORAH L. LEMONS

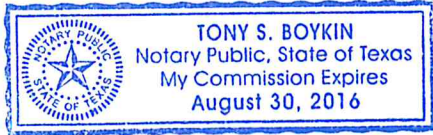
STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on March 9, 2016 by Deborah L. Lemons.



NOTARY PUBLIC, STATE OF TEXAS



Filed for Record in:
Limestone County

On: Mar 11, 2016 at 02:59P

By: Lederle Salazar

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 11, 2016

Peggy Beck, County Clerk
Limestone County