

00001199

NOTICE OF TRUSTEE'S SALE

Date: September 6, 2016

Deed of Trust

Date: August 27, 2012

Grantor: BENITSE YANETH HERNANDEZ

Grantor's County: Limestone County, Texas

Beneficiary: REED BROTHERS, L.C., a Texas limited liability company

Trustee: JUSTIN REED

Recording Information: Document No. 00123226, Real Property Records of
Limestone County, Texas

Property:

Being a part of the Pedro Varela XI League Grant and also a part of a 109-1/2 acre tract conveyed to E.V. Prather by deed recorded in Vol. 190, Page 385 of the Deed Records of Limestone County, Texas, described as follows:

BEGINNING at an iron stake in the West right of way line of State Highway #171, N. 45 W. 1090 feet from the East corner of the said Prather 109-1/2 acre tract and same being the Southeast corner of the tract conveyed by Carrie Prather to Jack Browder by deed recorded in Vol. 403, Page 556, of the Deed Records of Limestone County, Texas;

THENCE along the said Browder South line S. 44 deg. 77 min. W. passing the Southwest corner of same at 150 feet, in all 178.5 feet to an iron pin for corner;

THENCE S. 45 deg. 13 min. E. 126 feet to an iron pin for corner;

THENCE N. 44 deg. 77 min. E. 178.5 feet to an iron pin for corner in the West right of way line of State Highway #171;

THENCE along the said right of way line N. 45 deg. 13 min. W. 126 feet to the place of beginning, containing 0.806 of one acre of land.

Note

Date: August 27, 2012

Amount: THRITY-FIVE THOUSAND AND NO/100 DOLLARS (\$35,000.00)

Borrower: BENITSE YANETH HERNANDEZ

Lender: REED BROTHERS, L.C., a Texas limited liability company

Date of Sale of Property: October 4, 2016

Earliest time of Sale of Property: 11:30 a.m.

Place of Sale of Property: Front door of Limestone County Courthouse located at 200 W State Street, Groesbeck, Limestone County, Texas.

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 NATION GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATE, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

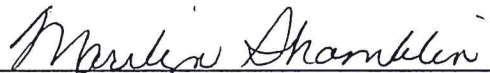
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.


JUSTIN REED, TRUSTEE

STATE OF TEXAS

COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 6th day of September 2016, by JUSTIN REED, and in the capacity therein stated.


NOTARY PUBLIC, STATE OF TEXAS



00001199

Filed for Record in:
Limestone County

On: Sep 06, 2016 at 02:16P

By: Olga Guzman

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.

Sep 06, 2016

Passy Beck, County Clerk
Limestone County