

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **RANDY CREECH** and **DIANNE CREECH**, of Leon County, Texas, dated **January 17, 2008**, for the benefit of **CITIZENS STATE BANK, BUFFALO, TEXAS**, P. O. Box 278, Buffalo, Texas 75831, and duly recorded in **Volume 1266, page 727**, of the Official Records of Limestone County, Texas, I will as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the Lender/Holder of said indebtedness, default having been made in the payment thereof, sell on **Tuesday October 3, 2017**, (that being the first Tuesday of said month), at public auction to the highest bidder for cash before the courthouse door, as designated by the County Commissioner's Court of said county, of Limestone County, Texas, in Groesbeck, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, which time shall not be earlier than 11:00 a.m. and not later than 2:00 p.m., the following described property, to-wit:

BEING Lots One (1), Two (2), Three (3), Thirty-Three (33), Thirty-Four (34), Thirty-Five (35), Thirty-Six (36) and Thirty-Seven (37), Black Jack Cove Subdivision, M. C. Rejon Survey, Limestone County, Texas according to the plat of said subdivision of record in Cabinet 1, Plat 29, Plat Records, Limestone County, Texas.

A Thirty (30) foot wide right of way easement across Lot 18, Black Jack Cove Subdivision, M. C. Rejon Survey, Limestone County, Texas for use as a boat ramp and being more particularly described as:

BEING a 30 ft. wide right of way easement across Lot 18, Black Jack Cove Subdivision, M. C. Rejon Survey, A-26, Limestone County, Texas, said Lot 18 being part of the property bequeathed to Douglas W. Thomas in the will of Dwain Thomas of record in Vol. 108, Pg. 391, Probate Records of Limestone County, Texas, the boundary lines of said easement being parallel with and 15 ft. measured perpendicular to either side of the centerline of said



easement more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod in the West margin of a cul-de-sac at the end of a county road and in the East line of Lot 18 for Northeast end of said easement centerline, said iron rod bearing N.50 degrees 03 minutes 33 seconds W. 30.94 ft. with the chord of said cul-de-sac curve from a found iron rod at the most Easterly Northeast corner of said lot 18 and the Most Westerly Northwest corner of Lot 17;

THENCE S. 55 degrees 25 minutes 04 seconds W. with the centerline of said easement, at 109.29 ft. a set 60 penny nail at the East of a boat ramp, in all, 117.72 ft. to a point in the West line of Lot 18 at the edge of Lake Limestone for West end of said easement.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE LENDER/BENEFICIARY/HOLDER OF SAID INDEBTEDNESS NOR THE TRUSTEE MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OF REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

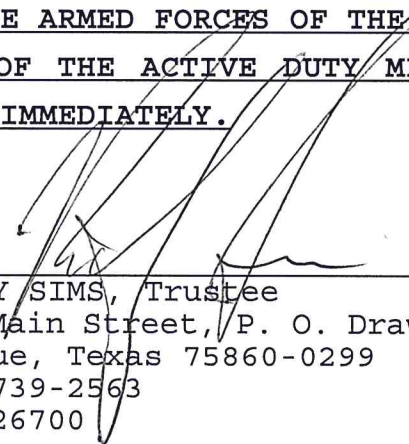
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE



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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.

EXECUTED: August 22, 2017.

  
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RICKY SIMS, Trustee  
720 Main Street, P. O. Drawer 299  
Teague, Texas 75860-0299  
254/739-2563  
#18426700

Filed for Record in:  
Limestone County

On: Aug 25, 2017 at 12:04P

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.

Aug 25, 2017

Peggy Beck, County Clerk  
Limestone County

