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Copy of Original  
Filed 2/27/18  
Not Compared  
or Verified

**NOTICE OF TRUSTEE'S SALE**

Date: February 27, 2018

Deed of Trust

Date: September 30, 2011  
Grantor: MICHAEL A. GARZA  
Grantor's County: Limestone County, Texas  
Beneficiary: CITIZENS STATE BANK, fka FIRST NATIONAL BANK,  
GROESBECK, TEXAS

Trustee: JAMES BLACK

Recording Information: Deed of Trust dated September 30, 2011 and recorded  
in Document No. 00113846, Real Property Records of Limestone County, Texas

Property:

Being a 0.592 acre tract of land situated in the Pedro Varela Survey, A-30, Limestone County, Texas, adjacent to county road LCR 466 in the Forest Glade community, and being that called 129 ft. by 200 ft. tract described in the deed dated January 22, 1970 from Jerry Lee Kennedy et ux to Lyndon Cate et ux recorded in Vol. 555, Pg. 476, Deed Records of Limestone County, Texas (L.C.D.R.), said 0.592 acre being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod in the South margin of LCR 466 for Northwest corner of this tract, same being the Northeast corner of the Ruby Stewart called 0.592 acres tract of record in Vol. 727, Pg. 773, L.C.D.R.;

THENCE S. 82° 45' E. 129.00 ft. with the South margin of said road to a set 1/2" iron rod for Northeast corner of this tract, same being the Northwest corner of the Harvey Hewett tract of record in Vol. 533, Pg. 183, L.C.D.R.;

THENCE S. 5° 30' W. 199.88 ft. along a fence line to set 1/2" iron rod at the base of a 2" steel chain-link fence corner in the North line of the Joe D. Allen called 144 acres tract of record in Vol. 416, Pg. 3, L.C.D.R., for Southeast corner of this tract, same being the Southwest corner of said Hewett tract;

THENCE N. 82° 45' W. 129.00 ft. with the South line of said Cate tract and the North line of said Allen tract and with a fence to a found 1/2" iron rod at the base of a cross-tie fence corner post for Southwest corner of this tract, same being the Southeast corner of said Stewart tract;

THENCE N. 5° 30' E. 199.88 ft. with a fence line and hedge row to the point of Beginning, containing 0.592 acre.

Note

Date: September 30, 2011  
Amount: NINE THOUSAND FIVE HUNDRED SEVENTY-FIVE AND 23/100  
DOLLARS (\$9,575.23)  
Lender: FIRST NATIONAL BANK, GROESBECK, TEXAS

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Holder: CITIZENS STATE BANK, fka FIRST NATIONAL BANK,  
GROESBECK, TEXAS

Date of Sale of Property: April 3, 2018

Earliest time of Sale of Property: 10:30 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.

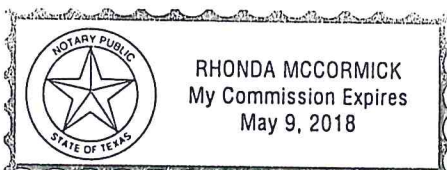
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission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

  
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JAMES BLACK, TRUSTEE

STATE OF TEXAS

COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 27 day of February, 2018, by JAMES BLACK, and in the capacity therein stated.



  
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NOTARY PUBLIC, STATE OF TEXAS

REED & REED, L.L.P.  
Benjie Reed  
P.O. Box 1072  
Mexia, Texas 76667  
254-562-5547

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Filed for Record in:  
Limestone County

On: Feb 27, 2018 at 01:18P

By: Janice Ledet

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.

Feb 27, 2018

Peggy Beck, County Clerk  
Limestone County