

Notice of Foreclosure Sale

May 9, 2018

Copy of Original  
Filed 5/10/18  
Not Compared  
or Verified

Deed of Trust ("Deed of Trust"):

Dated: December 30, 2016

Grantor: Richard Keith Rand and wife, Tammy Kaye Rand and Richard Keith Rand, II, and wife, Jeri Janice Rand

Trustee: Bobby Reed

Lender: C. A. Stanley

Recorded in: Clerk's file number 20170033 of the real property records of Limestone County, Texas being in renewal and extension of Note and Deed of Trust payable to the order of First National Bank, Groesbeck, Texas recorded in Document No. 20151578 of the real property records of Limestone County, Texas

Legal Description: Being that certain 31.202 acres of land, more or less, more fully described as follows:

BEING 97.94 acres, more or less, being a part of the A. Varela II League Grant in Limestone County, Texas, and also being a part of a 166.9 acre tract of land sold to Nussbaum and Scharff, and recorded in Vol. 62, Page 507 and being a part of a 164 acre tract sold to Nussbaum and Scharff of record in Vol. 72, Page 537, Deed Records, of Limestone County, Texas, and more particularly described as follows:

BEGINNING on most southern S.W. corner of said 166.9 acre tract, same being the N.W. corner of A.Y. Harris 112 acre tract;

THENCE N. 60 E. 238.8 vrs to intersection of H.&T.C.R.R. west right of way line, thence along said right of way as follows: N. 18 E. 568 vrs, N. 33 E. 1234.4 vrs to intersection of Webster fence;

THENCE N. 30 W. 274.8 vrs along fence to intersection of E. right of way to X-All State Highway;

THENCE along said right of way S. 33 W. 1797.2 vrs to Strother's E. Line;

THENCE along Strother line as follows: S. 30 E. 76 vrs, S. 60 W.

346.8 vrs to place of beginning, containing 97.94 acres, more or less. 46.45 acres of the above land is off a 166.9 acre tract and 51.51 acres is off of a 164 acre tract.

SAVE AND EXCEPT: 2.865 acres of land, more or less, as described in deed dated January 19, 1960, executed by Lexie Mae Bolton, Verna P. Bolton, Jr., Betty Bolton Whitaker and Billy B. Whitaker to the State Highway Commission, of record in Vol. 469, Page 53, Real Property Records of Limestone County, Texas.

SAVE AND EXCEPT: 2.00 acres of land, more or less, as described in deed dated September 14, 1994, executed by James W. Jackson, Jr. and wife, Joyce Jackson to Victory Baptist Church, of record in Vol. 916, Page 769, Real Property Records of Limestone County, Texas.

SAVE AND EXCEPT: 31.334 acres of land, more or less, as described in deed dated May 10, 1995, executed by James W. Jackson, Jr. and wife, Joyce Jackson to Yolanda G. Balderas, of record in Vol. 929, Page 839, Real Property Records of Limestone County, Texas.

SAVE AND EXCEPT: 20.00 acres of land, more or less, as described in deed dated July 17, 1996, executed by James W. Jackson, Jr. and wife, Joyce Jackson to Lindy Young, of record in Vol. 951, Page 784, Real Property Records of Limestone County, Texas.

SAVE AND EXCEPT: 10.00 acres of land, more or less, as described in deed dated June 23, 1998, executed by James W. Jackson, Jr. and wife, Joyce Jackson, of record in Vol. 999, Page 607, Real Property Records of Limestone County, Texas.

SAVE AND EXCEPT: 0.5395 acres of land, more or less, as described in deed dated September 17, 2001, executed by James W. Jackson, Jr. and wife, Joyce Jackson to Victory Baptist Church, of record in Vol. 1069, Page 191, Real Property Records of Limestone County, Texas.

LEAVING HEREIN 31.202 acres of land, more or less.

Secures: Rand to Stanley Note ("Note") in the original principal amount of \$100,00.00, executed by Richard Keith Rand and wife, Tammy Kaye Rand and Richard Keith Rand, II, and wife, Jeri Janice Rand ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, June 5, 2018

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: The front steps of the Limestone County Courthouse, 200 West State Street, Groesbeck, Limestone County, Texas 76642

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that the Estate of Charles A. Stanley, Deceased and the Estate of Nancy Ruth Stanley's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, the Estate of Charles A. Stanley, Deceased and the Estate of Nancy Ruth Stanley, Deceased, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of the Estate of Charles A. Stanley, Deceased and the Estate of Nancy Ruth Stanley, Deceased's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Estate of Charles A. Stanley, Deceased and the Estate of Nancy Ruth Stanley, Deceased's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If the Estate of Charles A. Stanley, Deceased and the Estate of Nancy Ruth Stanley, Deceased passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by the Estate of Charles A. Stanley, Deceased and the Estate of Nancy Ruth Stanley, Deceased. Prospective bidders are strongly urged to examine the applicable property records to determine

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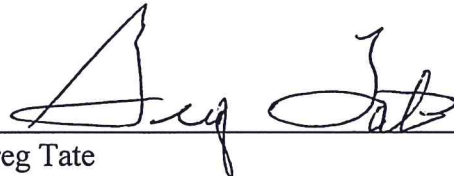
the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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 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.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**



Greg Tate  
Substitute Trustee and  
Attorney for Mortgagee  
P.O. Box 190, 209 W. State Street  
Groesbeck, Texas 76642  
Telephone (254) 729-2325  
Telecopier (254) 729-2343

Filed for Record in:  
Limestone County

On: May 09, 2018 at 03:36P

By: Delores Crabb

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.

May 09, 2018

Peggy Beck, County Clerk  
Limestone County