

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

“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.”

Notice of Trustee's Sale

Date: July 10, 2018

Trustee: Stephen Reed

Trustee's Address: P.O. Box 349, Groesbeck, Texas 76642

Mortgagee: Beaulivia Holdings, LLC, a Texas limited liability company

Note: Dated December 30, 2016, executed by John H. Hill and spouse, Belinda Hill

Deed of Trust

Date: December 30, 2016

Grantor: John H. Hill and spouse, Belinda Hill

Mortgagee: Beaulivia Holdings, LLC, a Texas limited liability company

Recording information: Clerk's Document Number 20170018 of the Real Property Records of Limestone County, Texas.

Property:

BEING all that certain lot, tract or parcel of land situated in the M. C. Rejon Survey, A-26, Limestone County, Texas, being 14.31 acres, more or less, and being part of a called 32.31 acre tract conveyed to GBT Investments, LLC by deed of record filed as Document Number 20161902, of the Deed Records of Limestone County, Texas, and being more fully described in Exhibit "A" attached hereto and made a part hereof for all purposes.

County: Limestone County

Date of Sale (first Tuesday of month): August 7, 2018

Time of Sale: The earliest time the sale will be held is 11:30 A.M. and said sale will begin no later than 2:30 P.M.

Place of Sale: At the front door (which is the door facing State Street) of the Limestone County Courthouse in Groesbeck, Texas.

Stephen Reed is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE

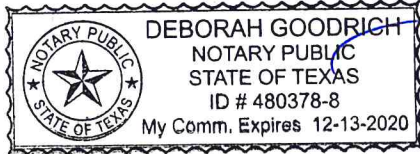
LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

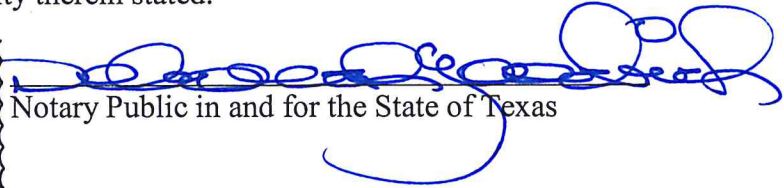


Stephen Reed, Trustee

THE STATE OF TEXAS
COUNTY OF LIMESTONE

This instrument was acknowledged before me on this 10TH day of July, 2018, by Stephen Reed, in the capacity therein stated.




Notary Public in and for the State of Texas

Prepared by:
Reed & Reed, L.L.P.
Attorneys at Law
217 W. State Street/P.O. Box 349
Groesbeck, Texas 76642

EXHIBIT (A)

Fieldnote Description to 14.31 Acres
 "Tract One"
 M.C. Rejon Survey, A-28
 Limestone County, Texas

Fieldnotes to all that certain lot, tract, or parcel of land situated in the M.C. Rejon Survey, A-28, Limestone County, Texas, being 14.31 acres, more or less, and being part of a called 32.31 acre tract conveyed to GBT Investments, LLC, by deed of record filed as Document Number 20161902, of the Deed Records of Limestone County, Texas, to which reference is hereby made to for any and all purposes. Said tract described as follows, to wit:

BEGINNING at a 60d nail found for the west corner of the referenced tract and the south corner of a called 20.00 acre tract conveyed to Allen Carter, et. ux., by deed of record in Volume 1161, Page 204. Said point being in the northeast line of a called 94.244 acre tract conveyed to Kim Haft by deed of record filed as Document Number 20151749;

THENCE NORTH 67°45'21" EAST 703.16 feet (this is the basis of bearings), with the northwest line of the referenced tract, the southeast line of said 20.00 acre tract, and generally along a wire fence, to a ½" iron rod (capped RPLS 4957) set for this north corner and the west corner of a 8.90 acre tract described this same date. From said point, a capped ½" iron rod set for the north corner of said 8.90 acre tract bears N57°45'21"E 400.51 feet and a ½" iron spud in concrete in the southwest margin of Limestone County Road 862 for the north corner of the referenced tract bears N57°45'21"E 820.11 feet;

THENCE SOUTH 32°32'20" EAST 968.98 feet, across the referenced tract and with the southwest line of said 8.90 acre tract, to a capped ½" iron rod set in the southeast line of the referenced tract and the northwest margin of Limestone County Road 862 for this east corner and the south corner of said 8.90 acre tract. From said point, a capped ½" iron rod set for the east corner of said 8.90 acre tract bears N57°29'27"E 400.50 feet;

THENCE SOUTH 57°29'27" WEST 88.03 feet, with the southeast line of the referenced tract, to a ½" iron rod found in a gravel oil field road for an "elf" corner of the referenced tract and an eastern corner of a called 20.00 acre tract conveyed to XTO Energy by deed of record in Volume 1245, Page 177;

THENCE with the common lines of the referenced tract and said XTO tract, the following courses:

NORTH 31°14'49" WEST 19.31 feet, to a point in a 12" treated wood fence corner;


SOUTH 68°02'49" WEST 404.10 feet, generally along a wire fence, to a capped ½" iron rod set for corner. From said point, a 36" oak tree fence corner bears N58°02'49"E 24.9 feet and a 25" oak tree fence corner bears N32°06'04"W 20.0 feet,

NORTH 32°08'04" WEST 217.66 feet, generally along a wire fence, to a 6" treated wood fence corner in concrete,

SOUTH 58°05'30" WEST 249.69 feet, generally along a wire fence, to a ½" iron rod (capped ELS 1978) found for corner. From said point, an existing fence corner bears N57°00'E 16.1 feet, and

NORTH 31°10'59" WEST 657.35 feet, southwest of a wire fence, to a 2" iron pipe found for the north corner of said XTO tract and the east corner of the aforesaid 94.244 acre tract;

THENCE NORTH 31°46'23" WEST 71.57 feet, with the southwest line of the referenced tract, the northeast line of said 94.244 acre tract, and generally along a wire fence, to the Point of Beginning, and containing 14.31 acres, more or less, as shown on the accompanying survey plat of even date herewith.


 Kirk Raymond, R.P.L.S. 4857
 Raymond Surveying & Mapping
 TBPLS Firm License No. 10110802
 July 29, 2016



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Filed for Record in:
 Limestone County

On: Jul 10, 2018 at 08:10A

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.

Jul 10, 2018

Peggy Beck, County Clerk
 Limestone County