

NOTICE OF FORECLOSURE SALE

July 17, 2018

DEED OF TRUST ("Deed of Trust"):

Dated: July 7, 2015

Grantor: JERRY PAUL HAMILTON, JAMES R. HAMILTON and THERESA R. HAMILTON

Trustee: GREG TATE

Lender: C. A. STANLEY

Recorded in: Clerk's File Number 20152360 of the real property records of Limestone County, Texas

Legal Description: See Exhibit "A" attached hereto and made a part hereof for all purposes

Secures: Promissory Note ("Note") in the original principal amount of \$833,550.00, executed by JERRY PAUL HAMILTON, JAMES R. HAMILTON and THERESA R. HAMILTON ("Borrower") and payable to the order of Lender

Modifications and Renewals: Promissory Note Modification Agreements, dated June 2, 2016 and October 28, 2016, but not recorded (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended)

Original Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto

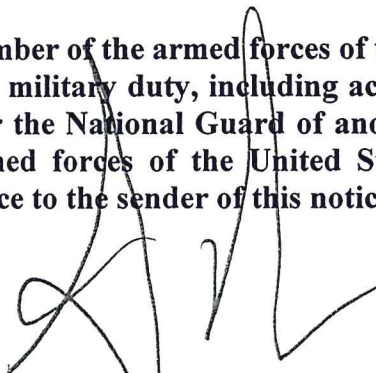
Released Property: The real property described in the attached Exhibit B

Property: The Original Property, save and except the Released Property

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.



GEORGE M. ROBINSON

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Attorney the Estates of C. A. STANLEY, Deceased
and NANCY RUTH STANLEY, Deceased

Foreclosure Sale:

Date: Tuesday, August 7, 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 1:00 P.M. and not later than three hours thereafter.

Place: Front Steps of the Limestone County Courthouse, 200 West State Street, Groesbeck, 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 C. A. STANLEY's 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 owners and holders of the Note, have 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 lienholders' election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with said lienholders' 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 lienholders pass 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 C. A. STANLEY. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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BEING a part of the M. R. Falckous Survey, and a part of a tract of land on Davis Prairie owned by Mrs. N. E. Ferrill at the time of her death, and being Block No. 6 of the subdivision of the said Mrs. N. E. Ferrill land, a map of said subdivision being of record in Vol. 1 on pages 84 and 85 of the Plat Records of Limestone County, Texas, and described as follows:

BEGINNING at a point in old Groesbeck and Headsville Road where said road is intersected by the N. line of the Mrs. N. E. Ferrill land;

THENCE N. 60 E. 917 vrs. to N.E. corner of Ferrill land and S. E. corner of Silas Davis tract of land owned by J. T. Cox;

THENCE S. 30 E. 310 vrs. to N. E. corner of Block No. 7;

THENCE S. 60 W. 936 vrs. to N. W. corner of Block No. 7, a stake in old Groesbeck and Headsville road;

THENCE with said road N. 25 W. 315 vrs. to the beginning, containing 50 acres, more or less;

AND BEING the same land deeded to W. A. Crutcher by S.C.L. Ferrill and wife, Almer Ferrill, by deed dated October 10, 1932, recorded in Vol. 232, on Page 385, of the deed records of Limestone County, Texas.

Exhibit "A"

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Fourth Tract:

BEING a part of the N. R. 221210 Survey, and BEGINNING at a stake on the S.W. corner of a 58 acre survey owned by Giles O. Davis, from which a P.O. 7 in dia. brs S 18 E 4 yrs and a P.O. 22 in dia. brs S 12 E 5 yrs;

THENCE N 30 W with the W line of said Giles O. Davis tract 920 yrs. to a stake on the corner, a stake from which a P.O. 3 in dia. brs S. 30 E. 7.4 yrs;

THENCE S. 33 W 287 yrs. a stake from which a P.O. 23 in dia. brs. S 6 E 7 yrs;

THENCE S 30 E 920 yrs. a stake from which a S & 10 in brs S 2 1/2 E 4 yrs;

THENCE N 59 E 307 yrs to the place of beginning, containing 50 acres of land, more or less.

And being the same land leased to W. A. Crutcher by G. N. Groves by deed dated September 22, 1927,

recorded in Vol. 155 on page 377 of the deed records of Limestone County, Texas.

AND BEING the same land described as FIRST TRACT in deed from W. A. Crutcher et al to John C. Pace, dated January 9, 1951, of record in Vol. 360, page 79, Deed Records of Limestone County, Texas.

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FIRST TRACT: 23-1/4 acres of land out of Section 70 of the H.R. Palacios Survey, Abat. #21 and being a part of the H. Davis Headright League in conflict with H.R. Palacios Survey;
 BEGINNING at the SW corner of a tract deeded to J.V. Davis by E.A. Hoxla;
 THENCE S 60 W 227-4/5 vrs to J.A. Graham's SE corner;
 THENCE N 35 W 560 vrs. to J.A. Graham's corner;
 THENCE N 55 E 223-3/5 vrs to Gill's S.E. corner;
 THENCE S 35 E with Davis N. line 590-4/5 vrs to place of beginning, containing 23-1/4 acres, more or less.

SECOND TRACT: 44 acres of land out of Sections 70 and 61 of H.R. Palacios Survey, Abat #21 and being a part of the H. Davis Headright League, in conflict with H.R. Palacios Survey, also a part of a tract deeded by W.H. Jackson to Jas. Ferrill;
 BEGINNING at the SW corner of said tract on S. boundary of Davis League, a P.O. 12 N. 60 W. 6 vrs, a B.J. 3 N. 12 W. 3 vrs. (old original corner);
 THENCE N. 35 W. 695 vrs a stake in prairie;
 THENCE N. 82 E. 507 vrs a stake, a P.O. 14 S. 64 N. 5 vrs, a P.O. S. 42 E 2 vrs;
 THENCE S. 17 E. 523 vrs. a P.O. 20 S. 40 W. 4-3/4 vrs; a B.J. 12 W 5 vrs;
 THENCE S. 59 N. 368 vrs. to place of beginning, containing 44 acres of land, more or less.

THIRD TRACT: Being 112 acres of land out of Section 61 of the H.R. Palacios Survey, Abat. #21, and being out of the H. Davis Headright League, in conflict with H.R. Palacios Survey;
 BEGINNING at the S.W. corner of 19-1/4 acre tract previously sold to G. I. Herod, stake P.O. 14 in. dia. brs. N. 40 E. 6 vrs; do N. 70' W 6 vrs;
 THENCE: S. 59 N. with S. boundary of Davis League 750 vrs. stake;
 THENCE: N. 17 N. corner Jas. Ferrill and Louman, also to corner of 63 acre tract sold to H. J. Smith;
 THENCE: N. 60 E. 1244 vrs. stake on E. bank of dugout and E. boundary line of league;
 THENCE: S. 31-1/4 E. 333-1/3 vrs. N.E. corner of Herod's 19-1/4 acre tract;
 THENCE: S. 59 N. 544 vrs. N.W. corner of Herod's tract;
 THENCE: a S. 31-1/2 E. 200 vrs. to place of beginning, containing 112 acres of land, more or less.

Fifth Tract:

All that certain tract, or parcel of land situated in Limestone County, Texas; a part of the M. R. Palacios Survey; Abst. No. 21; and being all of the called 110 acres (re-surveyed 110.37 acres) which is described in an Oil, Gas & Mineral Lease dated August 22, 1956, by and between W. W. Farrin et al, as lessors and Union Producing Company, as Lessee, as recorded in Volume #36, Page 196 of the Deed Records of Limestone County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at an old rock found for the most southern SE corner of the herein described tract which is also an old SW corner of a 30-acre tract once owned by Tom Harod;

THENCE N. 35 deg 00' W, 567.48 feet (240.29 varas);

THENCE N 52 deg 49' E, 1435.93 feet (516.93 varas) to the SW corner of a called 30-acre tract once owned by J. J. Harod;

THENCE N 36 deg 00' W, 1999.74 feet (719.91 varas) past the NW corner of said old J. J. Harod called 30-acre tract, and continuing in same direction for a total distance of 2416.41 feet (869.91 varas);

THENCE S 54 deg 02' W, 1722.14 feet (619.97 varas) to the EBL of Brinkley Davis League;

THENCE S 30 deg 55' E with said EBL of Brinkley Davis League, 3115.58 feet (1121.61 varas) to old rock for corner;

THENCE N 55 deg 09' E, 551.09 feet (198.39 varas) to the place of beginning;

CONTAINING 110.37 acres of land, more or less.

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Sixth Tract

Being 50 acres of land, more or less, out of the H. Davis Langus on the M.R. Falgout Survey, Limestone County, Texas; and being Lot No. 7 set aside to W.L. Stockman and Ernest D. Stockman in the Murey E. Ferrill land, according to map of record in Vol. 1, page 24, Plat Records of Limestone County, described by metes and bounds as follows:

BEGINNING at the most Northwestern corner of 50 acre tract;

THENCE South 25 degrees East 105 varas;

THENCE South 7 degrees East 190 varas;

THENCE North 68 degrees East 1058 varas;

THENCE North 30 West 290 varas;

THENCE South 60 degrees West 938 varas to the place of beginning, and Containing 50 acres of land.

Save and Except

BEING 7.125 acres of land out of the M. R. Falgout Survey, in Limestone County, Texas, and being a part of that certain 10.8 acre tract of land conveyed to Jerry Hamilton by deed recorded in Vol. 356, page 323 of the Limestone County, Texas Deed Records.

BEGINNING at an iron pin at the Northwest corner of the said 50.0 acre tract in the center of the Old Crossback and Headaville Road for the Northwest corner of this; **THENCE** S 35 57 18 E at 21.03 feet pass an iron pin in the East line of the said Road and in all a distance of 432.63 feet along the North line of the said 50.0 acre tract, an old meandering fence and tree line to an iron pin for the northeast corner of this;

THENCE S 31 02 22 E 208.52 feet to an iron pin for the Southwest corner of this;

THENCE S 38 57 39 W 433.77 feet pass an iron pin in the East line of the said Road and in all a distance of 454.79 feet to an iron pin in the center of the said Road, and the West line of the said 50.0 acre tract for the Southwest corner of this; **THENCE** N 25 W 203.63 feet along the center of the said road the West line of the said 50.0 acre tract to the place of beginning.

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SEVENTH TRACT: Being a part of the Brinkley Davis conflict on the N.E. Palacios XI League Grant, and described as follows:
 A part of a 214-3/4 acre tract sold to W.H. Jackson by J.V. Davis by deed dated October 9, 1882, and recorded in Vol. P, page 400, deed records of Limestone County, Texas, and BEGINNING at the N.W. corner of a tract of 112 acres sold to Henry Hillman;
 THENCE with said Hillman's North line to his N.E. corner in the East line of said Brinkley Davis Survey;
 THENCE North with the East line of said Survey to the N.E. corner of said 214-3/4 acre tract;
 THENCE West with the North line of said 214-3/4 acre tract to the N.E. corner of a tract, a part of said 214-3/4 acre tract, sold to Jim Ferrell by W. H. Jackson;
 THENCE South with the East line of said Ferrell tract to the place of beginning,
 Containing 60 acres of land.
 SAVE AND EXCEPT 2 acres of land conveyed for road purposes,
 LEAVING HEREIN 58 acres of land.

Tenth Tract

BEING 2.125 acres of land out of the N.-W. Salinas Survey, in Limestone County, Texas, and being a part of that certain 50.0 acre tract of land conveyed to Jerry Hamilton by deed recorded in Vol. 956, page 125 of the Limestone County, Texas Deed Records.

BEGINNING at an iron pin at the Northwest corner of the said 50.0 acre tract in the center of the Old Groesbeck and Headavilla Roads for the Northwest corner of this

TRACT: $\frac{1}{4}$ 30 57 38 E at 21.85 feet pass an iron pin in the East line of the said Road and in all a distance of 432.67 feet along the North line of the said 50.0 acre tract, an old meandering fence and tree line to an iron pin for the southeast corner of this

TRACT: $\frac{1}{4}$ 31 02 22 E 108.42 feet to an iron pin for the Southeast corner of this

TRACT: $\frac{1}{4}$ 34 57 38 W 433.77 feet pass an iron pin in the East line of the said Road and in all a distance of 454.79 feet to an iron pin in the center of the said Road, and the West line of the said 50.0 acre tract for the Southwest corner of this

TRACT: $\frac{1}{4}$ 29 W 209.69 feet along the center of the said road the West line of the said 50.0 acre tract to the place of beginning.

Filed for Record in:
Limestone County

On: Jul 17, 2015 at 02:59P

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.

Jul 17, 2015

Peggy Beck, County Clerk
Limestone County

Ex B

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Fourth Tract:

BEING a part of the N. R. Palacios Survey, and BEGINNING at a stake on the S.W. corner of a 58 acre survey owned by Silas O. Davis, from which a 20 7/8 in dia. bar S 18 E 4 vrs and a P.O. 22 in in dia. bar S 12 E 6 vrs;

THENCE N 30 W with the W line of said Silas O. Davis tract 920 vrs. via or corner, a stake from which a P.O. 3 in. dia. bar S. 30 E. 7.8 vrs;

THENCE S. 59 W 267 vrs. a stake from which a P.O. 23 in dia. bar. S 6 E 7 vrs;

THENCE S 30 E 920 vrs. a stake from which a B & I is bar S 2 1/2 E 4 vrs;

THENCE N 59 E 307 vrs to the place of beginning, containing 50 acres of land, more or less.

And being the same land deeded to W. A. Crotcher by G. N. Groves by deed dated September 22, 1927, recorded in Vol. 195 on page 577 of the deed records of Limestone County, Texas.

AND BEING the same land described as FIRST TRACT in deed from W. A. Crotcher et al to John C. Fico, dated January 9, 1951, of record in Vol. 350, page 79, Deed Records of Limestone County, Texas.

Exhibit "B"

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BEING a 209.11 acres tract of land situated in the M. R. Palacios Survey A-21, Limestone County, Texas, and being part of that called 110.37 acres Fifth Tract, all of that called 50 acres Sixth Tract, called 2.125 acres Tenth Tract and called 50 acres tract in Exhibit A described in the deed to James Hamilton et al recorded in Instrument No. 20152359, Deed Records of Limestone County, Texas (L.C.D.R.), said 209.11 acres being more particularly described by metes and bounds as follows:

BEGINNING at a point in the centerline of county road LCR 760 and the East line of the Caroline Fagan called 57 acres tract of record in Instrument No. 201442572, L.C.D.R. for the Northwest corner of said 50 acres Exhibit A and this tract, same being the Southwest corner of the N. Hammond called 7.02 acres tract of record in Vol. 1110, Pg. 598, L.C.D.R., from which corner a set $\frac{1}{2}$ " iron rod for reference in the East margin of said LCR 760 at the base of a 7" cedar fence corner post bears N.59°19'07"E. 23.76 ft.;

THENCE N.59°19'07"E. with the North line of said 50 acres tract and the South line of said Hammond tract, at 23.76 ft said rod for reference, continuing along a fence, in all 879.85 ft. to a found $\frac{1}{2}$ " iron rod at the base of a 7" cedar fence corner post for the Southeast corner of said Hammond tract, and an angle corner in the North line of said 50 acres tract and this tract, same being the Southwest corner of the J. Lee called 50 acres tract of record in Instrument No. 20161795, L.C.D.R.;

THENCE N.59°16'16"E. 868.54 ft. along a meandering fence, and with the North line of said 50 acres tract and the South line of said Lee tract to a found $\frac{1}{2}$ " iron rod at a fence corner for the Southeast corner of said Lee tract, and an angle corner in the North line of said 50 acres tract and this tract, same being the Southwest corner of the C. Roja Partners LLC called 158.62 acres tract of record in Instrument No. 20141160, L.C.D.R.

THENCE N.59°35'16"E. 852.73 ft along a fence and slightly North of an existing fence, and with the North line of said 50 acres tract and the South line of said Roja Partners tract to a found $\frac{1}{2}$ " iron rod at the base of a 7" cedar fence corner post in the West line of said Fifth Tract for the Northeast corner of said 50 acres tract and an ell corner in the North line of this tract, same being an ell corner in the South line of said Roja Partners tract, from which a 3" steel pipe fence corner post bears S.25°49'55"W. 16.33 ft.;

THENCE N.29°35'06"W. 434.09 ft. with a fence and the West line of said Fifth Tract to a set $\frac{1}{2}$ " iron rod at the base of a 7" cedar fence corner post for the Northwest corner of said Fifth Tract and an ell corner in the North line of this tract, same being an ell corner in the South line of said Roja Partners tract;

THENCE N.55°06'45"E. 1717.15 ft. with a fence, the North line of said Fifth Tract and the South line of said Roja Partners tract to a found $\frac{1}{2}$ " iron rod at the base of 7" cedar fence corner post for the Northeast corner of said Fifth Tract and this tract, same being an ell corner in the South line of said Roja Partners tract;

THENCE S.35°00'38"E. 410.71 ft. with fence and the East line of said Fifth Tract to a found $\frac{5}{8}$ " iron rod at the base of a T-post between a wood fence corner post and a 30" oak tree fence corner and an angle corner in the East line of said Fifth Tract and this tract, same being an ell corner in the South line of said Roja Partners tract and the Northwest corner of the Kenneth Sims called 52.68 acres tract of record in instrument No. 20150793, L.C.D.R.;

THENCE S.35°11'22"E. 1991.51 ft. along a fence, and with the East line of said Fifth Tract

and West line of said Sims tract to found $\frac{1}{2}$ " iron rod at the base of cross-tie fence corner post for the Southeast corner of said Fifth Tract and this tract, same being an ell corner in the West line of said Sims tract:

THENCE S.53°07'32"W. 630.92 ft. along a fence, and with the South line of said Fifth Tract and a Westerly line of said Sims tract to a found $\frac{3}{4}$ " iron pipe 3 ft. North of an intersecting fence corner for an angle corner in the South line of said Fifth Tract, same being an ell corner in the West line of said Sims tract and the Northeast corner of the Caroline

(Hamilton) Fagan called 14.40 acres tract of record in Vol. 917, Pg. 727, L.C.D.R.;

THENCE S.53°32'10"W. along a fence, and with the South line of said 110.37 acres tract and the North line of Fagan 14.40 acres tract, at 676.24 ft. a set $\frac{1}{2}$ " iron rod at the base of a 6" cedar brace post on the East bank of a creek, in all 805.01 ft. to a set T-post in the North edge of a stock pond dam for an ell corner in the South line of said 110.37 acres tract and this tract, same being the Northwest corner of said Fagan 14.04 acres tract; THENCE S.35°00'00"E. 200.00 ft. crossing said dam with a Southeasterly line of Fifth Tract and the West line of Fagan 14.04 acres tract to a set $\frac{1}{2}$ " iron rod for an angle corner in the South line of this tract;

THENCE with a line through the South portion of 110.37 acres tract as follows S.26°00'00"W. 290.00 ft. to a set $\frac{1}{2}$ " iron rod for an angle corner in the South line of this tract and S4°30'00"E., at 235.00 ft. a set $\frac{1}{2}$ " iron rod for reference in the East margin of county road LCR 762, in all 275.00 ft. to a point in the centerline of said LCR 762 for an angle corner in the South line of this tract;

THENCE with said LCR 760 and the South line of this tract as follows N.54°28'49"W. 262.82 ft. to a point for angle corner and N.47°32'47"W. 142.40 ft. to a point for angle corner in the East line of the Hamilton called 170 acres tract and the West line of said 110.37 acres tract for an angle corner in the South line of this tract, from which corner a set $\frac{1}{2}$ " iron rod for reference in a curving Northeast margin of said LCR 762;

THENCE N.30°16'24"W. with the West line of said 110.37 acres tract and the East line of said 170 acres tract, at 90.00 ft. said rod for reference, at 156.59 ft. the Southeast corner of the J. D. VanDyke called 25 acres tract of record in Vol. 524, Pg. 475, L.C.R., in all 539.66 ft. to a set $\frac{1}{2}$ " iron rod for the Southeast corner of said Sixth Tract and an ell corner in the South line of this tract, same being the Southwest corner of said Van Dyke tract; THENCE S.59°46'46"W. along a fence, and with the South line of said Sixth Tract and the North line of said Van Dyke tract, at 2887.80 ft. a set $\frac{1}{2}$ " iron rod for reference at the base of a cross-tie fence corner post in the East margin of said LCR 760, in all 2907.70 ft. to a point in the centerline of said LCR 760 and the East line of said Fagan 57 acres tract for the Southwest corner of said Sixth Tract and this tract, same being the Northwest corner of said Van Dyke tract;

THENCE N.6°12'13"W. 475.11 ft. with the centerline of said LCR 760, the East line of said Fagan 57 acres tract and the West line of said Sixth Tract to a point for an angle corner in the West line of said Sixth Tract and this tract, same being an angle corner in the East line of said Fagan 57 acres tract, from which corner a 30" oak tree angle fence corner in the East margin of said LCR 760 bears N.75°12'40"E. 19.54 ft.;

THENCE N.24°59'41"W. 1226.75 ft. with the centerline of said LCR 760, and the West line of said Sixth Tract, said Tenth Tract and said 50 acres Exhibit A tract, also being with the East line of said Fagan 57 acres tract to the point of BEGINNING, containing 209.11 acres.

00001339

Filed for Record in:
Limestone County

On: Jul 17, 2018 at 10:17A

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.

Jul 17, 2018

Peggy Beck, County Clerk
Limestone County