


NOTICE OF TRUSTEE'S SALECopy of Original
Filed 4-12-19
Not Compared
or Verified**DATE:** April 11, 2019**DEED OF TRUST****Date:** August 22, 2011**Grantor:** Kenneth A. Piggee
Mary N. Busby
401 W. Carthage
Mexia, TX 76667**Beneficiary:** Cherokee Land and Timber Company, a Wyoming corporation
PO Box 423
Centerville, TX 75833**Substitute Trustee:** Tim Franklin
PO Box 423
Centerville, TX 75833**Recording Information:** Vol. 1378, Pg. 726, Real Property Records, Limestone County, Texas**Property:** *5.24 Acres of land, being TRACT SEVENTEEN (17) of 462 LAND COMPANY, a subdivision in Limestone County, Texas, according to the map or plat thereof recorded in Cab. 568 of the Map and Plat Records of Limestone County, Texas.***Note****Date:** August 22, 2011**Amount:** \$15,500.00**Debtor:** Kenneth A. Piggee and Mary N. Busby**Holder:** Cherokee Land and Timber Company, a Wyoming corporation**DATE OF SALE OF PROPERTY:** May 7, 2019**EARLIEST TIME OF SALE OF PROPERTY:** 10:00 a.m.**LOCATION OF SALE:** Groesbeck, Texas, at the Limestone County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.



 TIM FRANKLIN

(ACKNOWLEDGMENT)

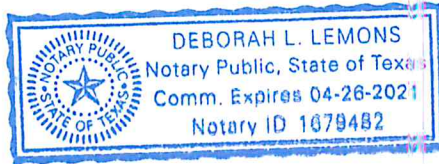
00001396

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on April 11, 2019 by Tim Franklin.

Deborah L. Lemons
NOTARY PUBLIC, STATE OF TEXAS



Filed for Record in:
Limestone County

On: Apr 12, 2019 at 08:59A

By: Lederle Salazar

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.

Apr 12, 2019

Kerrie Cobb, County Clerk
Limestone County