

NOTICE OF TRUSTEE'S SALE**DATE:** March 11, 2015**DEED OF TRUST****Date:** May 6, 2006**Grantor:** Dolores Calderon
1011 Nomas St.
Dallas, TX 75212**Beneficiary:** Bruce Barber
PO Box 423
Centerville, TX 75833**Substitute Trustee:** Deborah L. Lemons
PO Box 423
Centerville, TX 75833**Recording Information:** Vol. 1207, Pg. 37, Real Property Records, Limestone County, Texas.**Property:** *Tr. 7 of Clara Land Company, being 12.10 acres of land in the John Boyd Survey, A-3 in Limestone County, Texas, as more fully described by metes and bounds in Exhibit "A" attached hereto.***Note****Date:** May 6, 2006**Amount:** \$16,000.00**Debtor:** Dolores Calderon**Holder:** Bruce Barber**DATE OF SALE OF PROPERTY: April 7, 2015****EARLIEST TIME OF SALE OF PROPERTY: 11:00 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.



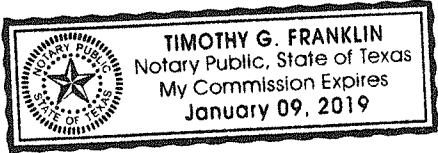
DEBORAH L. LEMONS

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on March 11, 2015 by Deborah L. Lemons.





NOTARY PUBLIC, STATE OF TEXAS

TRACT 7

* * * F I E L D N O T E S * * *

STATE OF TEXAS

FOR: CLARA LAND CO.
CENTERVILLE, TEXAS
PROJECT NO. 02071

COUNTY OF LIMESTONE

IT IS THE INTENT OF THESE FIELD NOTES TO DESCRIBE all that certain lot, tract or parcel of land being 12.10 acres in the John Boyd Survey A-3, in Limestone County, Texas and being a part of a called 37.013 acre, First Tract and called 36.007 acre, Second Tract deeded from David Hughes, Trustee to Timothy W. Coffey, Trustee dated January 8, 2003 and recorded in Volume 1101, Page 795 of the Limestone County Official Records in Limestone County, Texas and said 12.10 acre tract being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a set 1/2 inch rebar for corner near a fence and in the North margin of County road no. 243 and in the North line of a 45.6 acre tract recorded in Volume 897, Page 62 of the Limestone County Official Records and same being in the South line of the said called 37.013 acre tract and same being the Southwest corner of a 10.19 acre tract, surveyed same date and same being South 89 deg 41' 53" West 335.59 feet from the Southeast corner of the said called 37.013 acre tract;

310723211. 01. YTH00K

THENCE South 89 deg 41' 53" West generally with a fence and with the North line of the said 45.6 acre tract and County road no. 243 and with the South line of the said called 37.013 acre tract a distance of 214.41 feet to a set 1/2 inch rebar for corner in the said line and same being the Southeast corner of a 11.50 acre tract, surveyed same date;

THENCE in a Northwesterly direction with the East and Northeast line of the said 11.50 acre tract, North 0 deg 18' 07" West a distance of 300.00 feet, set 1/2 inch rebar and North 27 deg 04' 14" West a distance of 1,762.44 feet to a set 1/2 inch rebar for corner near a fence and in the South line of an 80 acre tract recorded in Volume 579, Page 849 of the Limestone County Official Records and same being in the North line of the said called 36.007 acre tract and same being the Northeast corner of the said 11.50 acre tract;

THENCE South 89 deg 56' 42" East generally with a fence and with the South line of the said 80 acre tract and with the North line of the said called 36.007 acre tract a distance of 321.86 feet to a set 1/2 inch rebar for corner in the said line and same being the Northwest corner of a 10.30 acre tract, surveyed same date;

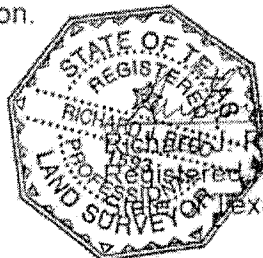
THENCE in a Southeasterly direction with the Southwest line of the said 10.30 acre tract, a 10.32 acre tract, surveyed same date, a 10.40 acre tract, surveyed same date and with the Southwest and West line of the said 10.19 acre tract, South 25 deg 38' 39" East at a distance of 277.95 feet pass a set 1/2 inch rebar, at a distance of 571.90 feet, pass a set 1/2 inch rebar, at a distance of 951.13 feet pass a set 1/2 inch rebar and continuing on a total distance of 1,603.50 feet, a set 1/2 inch rebar and South 0 deg 18' 07" East a distance of 422.37 feet to the PLACE OF BEGINNING.

Contains 12.10 acres of land.

Bearings are referenced to the East line of a called 36.013 acre tract recorded in Volume 1086, Page 594 of the Limestone County Official Records.

I, Richard J. Reed, Registered Professional Land Surveyor, do hereby declare that the above field notes are from an on the ground survey and are true and correct and that all work connected therewith was done under my supervision.

Date 5-11-26



Richard J. Reed

Richard J. Reed
Registered Professional Land Surveyor
State of Texas No. 1593

EXHIBIT A

00001079

Filed for Record in:
Limestone County

On: Mar 16, 2015 at 10:08A

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.

Mar 16, 2015

Passy Beck, County Clerk
Limestone County