

**NOTICE OF TRUSTEE'S SALE****DATE:** March 7, 2017Copy of Original  
Filed 3-10-2017  
Not Compared  
or Verified**DEED OF TRUST****Date:** February 26, 2012**Grantor:** William B. Shiflett  
1412 LCR 406  
Grosbeck, TX 76642**Beneficiary:** Dennis Coffey  
PO Box 423  
Centerville, TX 75833**Substitute Trustee:** Deborah L. Lemons  
PO Box 423  
Centerville, TX 75833**Recording Information:** Vol. 1389, Pg. 886, Real Property Records, Limestone County, Texas.**Property:** *4.02 Acres of land, being TR. 33 of DANIEL TODD LAND COMPANY, LLC, a subdivision in Limestone County, Texas, according to the map or plat thereof recorded in Env. 329-330 of the Map and Plat Records of Limestone County, Texas.***Note****Date:** February 26, 2012**Amount:** \$15,500.00**Debtor:** William B. Shiflett**Holder:** Dennis Coffey**DATE OF SALE OF PROPERTY:** April 4, 2017**EARLIEST TIME OF SALE OF PROPERTY:** 10:00 a.m.**LOCATION OF SALE:** Grosbeck, 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.




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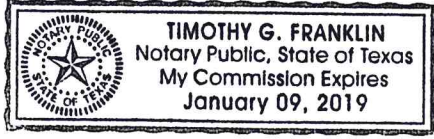
 DEBORAH L. LEMONS

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on March 7, 2017 by Deborah L. Lemons.



*[Handwritten Signature]*  
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 NOTARY PUBLIC, STATE OF TEXAS

Filed for Record in:  
Limestone County

On: Mar 10, 2017 at 10:39A

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 10, 2017

Peggy Beck, County Clerk  
Limestone County