

NOTICE OF TRUSTEE'S SALE**DATE:** February 2, 2018**DEED OF TRUST****Date:** November 28, 2016**Grantor:** John Ramirez
Cancy Ramirez
118 PR 5374A
Groesbeck, TX 76642Copy of Original
Filed 2-8-2018
Not Compared
or Verified**Beneficiary:** Bazel E. Crowe, Independent Executor of the Will & Estate of Charlotte N. Crowe (aka Charlotte Crowe), deceased
PO Box 423
Centerville, TX 75833**Substitute Trustee:** Deborah L. Lemons
PO Box 423
Centerville, TX 75833**Recording Information:** Doc. #20170135, Real Property Records, Limestone County, Texas.**Property:** *11.04 Acres of land, being TRACTS NINE & TEN (9 & 10) of HONEST RIDGE LAND COMPANY, a subdivision in Limestone County, Texas, according to the map or plat thereof recorded in Env. 581 of the Map and Plat Records of Limestone County, Texas.***Note****Date:** November 28, 2016**Amount:** \$62,700.00**Debtor:** John Ramirez and Cancy Ramirez**Holder:** Bazel E. Crowe, Independent Executor of the Will & Estate of Charlotte N. Crowe (aka Charlotte Crowe), deceased**DATE OF SALE OF PROPERTY: March 6, 2018****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.


DEBORAH L. LEMONS

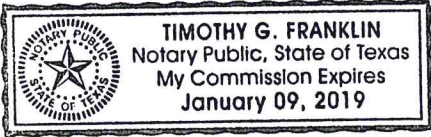
(ACKNOWLEDGMENT)

STATE OF TEXAS §

00001303

COUNTY OF LEON §

This instrument was acknowledged before me on February 2, 2018 by Deborah L. Lemons.



[Handwritten Signature]

 NOTARY PUBLIC, STATE OF TEXAS

Filed for Record in:
Limestone County

On: Feb 08, 2018 at 09:32A

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.

Feb 08, 2018

Peggy Beck, County Clerk
Limestone County