

00001374

**NOTICE OF TRUSTEE'S SALE**

Date: January 2, 2019

Deed of Trust

Date: August 22, 2017

Grantor: JAMES DESHANE COLLINS, SR., a single man

Grantor's County: Limestone County, Texas

Beneficiary: REED BROTHERS, L.C., a Texas limited liability company

Trustee: JUSTIN REED

Recording Information: Document No. 20173866, Real Property Records of  
Limestone County, Texas

Property:

Being a part of the A. Varela Survey, Limestone County, Texas, and also being a part of a 60 acre tract of land described as "First Tract" in deed from E. H. Seely, et ux, to M. M. Gamble, et ux, of record in Vol. 135, Page 76, Deed Records of Limestone County, Texas, and more fully described as follows:

BEGINNING S 16 E 278 ft from the SW corner of a one (1) acre tract deeded to Yvonne Richardson, et vir, by M. M. Gamble et ux in deed dated August 19, 1957, recorded in Vol. 445, Page 237, Deed Records of Limestone County, Texas, a stake in said 60 acre tract and the E line of the Farm to Market Hwy;

THENCE S 16 E 208.7 feet to a stake in said E line of said Hwy;

THENCE N 75 E 208.7 ft to a stake in said E line of said Hwy;

THENCE N 75 E 208.7 ft to a stake;

THENCE N 16 W 208.7 ft to stake;

THENCE S 75 W 208.7 ft to the place of beginning, containing **one (1) acre** of land;

**SAVE AND EXCEPT:** All that certain lot, tract or parcel of land being 0.36 acre, more or less, situated in the A. Varela XI League Grant, Limestone County, Texas, and being a part of a called one acre tract of land as described in a Deed of Trust of record in Volume 89, Page 45, Deed of Trust Records, Limestone County, Texas. Said 0.36 acre tract described to-wit:

BEGINNING at an iron pipe found in the easterly right of way of F.M. 39 for the Southwesterly corner of the aforementioned 1 acre tract, same being the Northwesterly corner of the Donald McDonald called 0.407 acre tract, of record in Volume 623, Page 469, Deed Records Limestone County, Texas;

THENCE North 14° 28' West, 74.07 feet along the easterly right of way of F.M. 39 and with the Westerly line of the aforesaid 1 acre tract to a ½" iron rod, capped MJR/RPS 1858, set therein for this Northwesterly corner; WHENCE an iron pipe found for the Northwesterly corner of the said 1 acre tract bears North 14° 28' West, 134.20 feet;

THENCE North 75° 32' East, 208.66 feet to a ½" iron rod, capped, set for the Northeasterly corner and the Northwesterly corner of a 0.50 acre tract set out this day;

THENCE South 14° 31' East, 79.70 feet along the Westerly line of said 0.50 acre tract to the Northeast corner of the aforesaid Donald McDonald called 0.406 acre tract, same being the Southeast corner of the 0.36 acre survey and the Southeast corner of the aforesaid 1 acre tract;

THENCE South 77° 05' West, 208.70 feet along the Southerly line of the said 1 acre tract and the Northerly line of said McDonald 0.407 acre tract to the point of beginning, containing **0.36 acre**, more or less.

Note

Date: August 22, 2017

Amount: FIFTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$57,000.00)

Lender: REED BROTHERS, L.C., a Texas limited liability company

Holder: REED BROTHERS, L.C., a Texas limited liability company

Date of Sale of Property: February 5, 2019

Earliest time of Sale of Property: 10:30 a.m.

Place of Sale of Property: Front door of Limestone County Courthouse located at 200 W. State Street, Groesbeck, Limestone County, Texas.

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 NATION GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATE, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

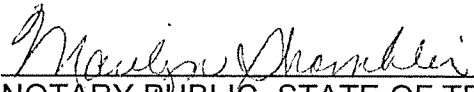
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

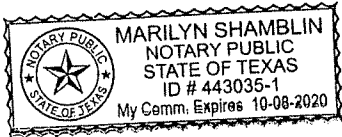
  
JUSTIN REED, TRUSTEE

STATE OF TEXAS

COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 2<sup>nd</sup> day of January, 2019, by JUSTIN REED, and in the capacity therein stated.

  
NOTARY PUBLIC, STATE OF TEXAS



Filed for Record in:  
Limestone County

On: Jan 02, 2019 at 12:09P

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.

Jan 02, 2019

Kerrie Cobb, County Clerk  
Limestone County