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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

“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 National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.”

Notice of Trustee's Sale

Date: May 31, 2019

Trustee: Bobby Reed

Trustee's Address: P.O. Box 349/217 W. State Street, Groesbeck, Texas 76642

Mortgagee: Kirby M. Hyden

Note: dated February 26, 2018

Deed of Trust

Date: February 26, 2018

Grantor: BBDULL Enterprises, LLC

Mortgagee: Kirby M. Hyden

Recording information: Clerk's Document Number 20180787, Real Property Records of Limestone County, Texas.

Property:

BEING 2.00 acres, more or less, situated in the P. Varela Survey, A-30, Limestone County, Texas and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

County: Limestone County

Date of Sale (first Tuesday of month): July 2, 2019

Time of Sale: The earliest time the sale will be held is 11:30 A.M. and said sale will begin no later than 2:30 P.M.

Place of Sale: At the front door (which is the door facing State Street) of the Limestone County Courthouse in Groesbeck, Texas.

Bobby Reed is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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Bobby Reed

Bobby Reed, Trustee

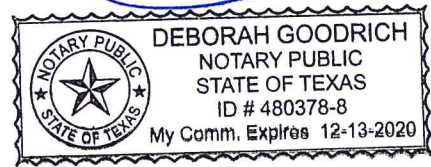
THE STATE OF TEXAS
COUNTY OF LIMESTONE

This instrument was acknowledged before me on this 31ST day of MAY, 2019, by Bobby Reed, in the capacity therein stated.

Deborah Goodrich

Notary Public in and for the State of Texas

Prepared by:
Reed & Reed, L.L.P.
Attorneys at Law
217 W. State Street/P.O. Box 349
Groesbeck, Texas 76642



BEING all of a certain 2.000 acres tract or parcel of land lying and situated in the Pedro Varela XI League Grant, A-30, in Limestone County, Texas, and being a southern part of a called 6.09 acres tract of land described in a deed from Wayne A. Curry and wife, Elizabeth Joyce Curry to Peggy R. Wright and Danny Keith Wright, dated May 26, 2000 as recorded in Volume 1035, Page 014 of the Real Property Records of Limestone County, Texas. The said 2.000 acres tract being more particularly described in metes and bounds as follows;

BEGINNING at a found iron pin lying in the East line of State Highway 14 and being the following; the southwest corner of the Peggy R. Right called 6.09 acres tract, the northwest corner of an Aubrey R. Garber called 1.93 acres tract and the southwest corner of this 2.000 acres tract;

THENCE North 25 deg. 30 min. 35 sec. East with the East line of State Highway 14 a distance of 192.03 feet to an iron pin set for the northwest corner of this tract;

THENCE South 72 deg. 40 min. 13 sec. East a distance of 424.12 feet to an iron pin set in the West fence line of a Joe Allen called 11.733 acres tract for the northeast corner of this tract;

THENCE South 05 deg. 07 min. 28 sec. West with the West fence line of the Allen tract a distance of 194.47 feet to a found iron pin being the northeast corner of the Aubrey R. Garber 1.93 acres tract and the southeast corner of this tract;

THENCE North 72 deg. 40 min. 13 sec. West with the North line of the aforementioned Garber tract a distance of 492.56 feet to the place of beginning and containing 2.000 acres of land.

Filed for Record in:
Limestone County

On: May 31, 2019 at 08:08A

By: Janice Ledet

EXHIBIT "A"

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.

May 31, 2019

Kerrie Cobb, County Clerk
Limestone County