

NOTICE OF TRUSTEE'S SALE

Date: October 15, 2019

Copy of Original
 Filed 10-15-2019
 Not Compared
 or Verified

Deed of Trust

Date: February 11, 2019

Grantor: LEWIS E. TRAYLOR and wife, DAWN D. TRAYLOR

Grantor's County: Limestone County, Texas

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

Trustee: MARILYN SHAMBLIN

Recording Information: Document No. 20190564, Real Property Records of Limestone County, Texas

Property:

FIRST TRACT: Being part of that Lot One (1), Block 11, Unit 2, of Spanish Hills Addition to the City of Mexia, Limestone County, Texas, and described on the official plat of record in Vol. 3, Pg. 10, Plat Records of Limestone County, Texas, and being that part of said Lot 1 described in the deed to Michael A. Gose et ux recorded in Vol. 1201, Pg. 204, Deed Records of Limestone County, Texas, said part of Lot 1 being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" iron rod in the East right of way line of Bailey Street for the Southwest corner of Lot 1 and this tract, same being the Northwest corner of Lot 6, from which corner a found ½" iron rod for the Southwest corner of said Lot 6 bears S. 4° 17' 47" E. 110.11 ft. (basis of bearing);

THENCE N. 4° 17' 47" W. 20.30 ft. with the East line of said Bailey Street and the West line of said Lot 1 to a set ½" iron rod on the North side of a concrete driveway for the Northwest corner of this tract;

THENCE N. 85° 50' 45" E. 67.44 ft. along said driveway to a set ½" iron rod for an ell corner in the North line of this tract;

THENCE S. 13° 50' 18" E. 14.53 ft. along East end of said driveway to a set ½" iron rod for an ell corner in the North line of this tract;

THENCE N. 83° 35' 30" E. 54.15 ft. along a fence to a set ½" iron rod in the East line of said Lot 1 and the West line of said Lot 2 for the Northeast corner of this tract;

THENCE S. 4° 5' 54" E. 6.78 ft. to a set ½" iron rod for the Southwest corner of said Lot 2, the Northwest corner of Lot 5, the Northwest corner of said Lot 6 and the Southeast corner of said Lot 1 and this tract;

THENCE S. 85° 14' 33" W. 123.98 ft. with the South line of Lot 1 and the North line of said Lot 6 to the point of BEGINNING.

SECOND TRACT: Being Lot Six (6), Block 11 of Unit 2 of the Spanish Hills Addition, adjacent to the City of Mexia, Limestone County, Texas, according to map of said Spanish Hills Addition Unit Two, of record in Vol. 3, Page 10, Plat Records of Limestone County, Texas.

THENCE N. 83° 35' 30" E. 54.15 ft. along a fence to a set 1/2" iron rod in the East line of said Lot 1 and the West line of said Lot 2 for the Northeast corner of this tract;

THENCE S. 4° 5' 54" E. 6.78 ft. to a set 1/2" iron rod for the Southwest corner of said Lot 2, the Northwest corner of Lot 5, the Northwest corner of said Lot 6 and the Southeast corner of said Lot 1 and this tract;

THENCE S. 85° 14' 33" W. 123.98 ft. with the South line of Lot 1 and the North line of said Lot 6 to the point of BEGINNING.

SECOND TRACT: Being Lot Six (6), Block 11 of Unit 2 of the Spanish Hills Addition, adjacent to the City of Mexia, Limestone County, Texas, according to map of said Spanish Hills Addition Unit Two, of record in Vol. 3, Page 10, Plat Records of Limestone County, Texas.

The Deed of Trust and section 51.0075 of the Texas Property Code allow Mortgagee to remove the trustee and appoint a substitute trustee. Mortgagee removes the present trustee and appoints Substitute Trustee as the trustee under the Deed of Trust. Mortgagee directs Substitute Trustee to foreclose the lien of the Deed of Trust in accordance with its terms and the laws of the state of Texas.

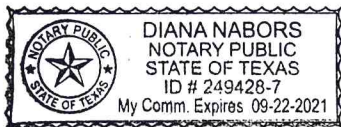
REED BROTHERS, L.C.


BY: BENJIE REED, President

STATE OF TEXAS

COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 15th day of October 2019, by BENJIE REED, President of REED BROTHERS, L.C. a limited liability company, on behalf of said company.




NOTARY PUBLIC, STATE OF TEXAS

On: Oct 15, 2019 at 01:35P

By: Meagan Schaver

AFTER RECORDING RETURN TO:

Benjie Reed
P.O. Box 1072
Mexia, Texas 76667

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.

Oct 15, 2019

Kerrin Cobb, County Clerk
Limestone County

REED & REED, L.L.P.
Benjie Reed
P.O. Box 1072
Mexia, Texas 76667
254-562-5547