

Notice of Trustee's Sale

Date: March 7, 2016.

Trustee: Vance Dunnam, Jr.

Trustee's Address: 4125 W. Waco Drive, Waco, Texas 76710.

Contract for Deed:

Date: May 2, 1999

Seller: Robert W. Myers

Buyers: Jorge L. Candanoza and Martina Candanoza

Property: Approximately 3.38 acres of land out of the A. Varela XI League Grant in Limestone County, Texas, more particularly on Exhibit A incorporated by reference herein

Recorded: In Volume 1060 on Page 805 of the Real Property Records in Limestone County, Texas.


Buyers' Children: Jorge L. Candanoza, Jr., and Jahaziel Candanoza.

Date of Sale (first Tuesday of month): April 5, 2016.

Time of Sale: 10:00.

Place of Sale: At the Limestone County Courthouse at 200 W. State Street in Groesbeck, Texas, in the area designated by the Commissioner's Court for deed of trust and other contract lien foreclosures.

Neither Buyers nor Buyers' Children have cured Buyers' defaults under the Contract for Deed. As permitted by Texas Property Code § 5.066, Seller has designated and requested Trustee to conduct a foreclosure sale of the Property. 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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Vance Dunnam, Jr., Trustee

00001168

EXHIBIT "A"

Property (including any improvements):

BEING a part of the A. Varela XI League Grant, Limestone County, Texas, and being part of the land described in a contract of sale and purchase to Russell D. Richardson from the Texas Veterans Land Board dated May 30, 1962, and recorded in Vol. 400, Page 376 of the Deed Records of Limestone County, Texas, and described as follows:

BEGINNING at an iron pin which bears North 84 deg. 59' East 891.00 feet and South 08 deg. 00' East 352.00 feet from an iron pin set in the East Right-of-Way line of FM Road No. 1953 at the Northwest corner of the 52.00 acre tract;
THENCE South 49 deg. 57' West 565.00 feet to an iron pin set for a corner;
THENCE South 02 deg. 31' East with a fence 433.10 feet to an iron pin set in a fence corner;
THENCE North 61 deg. 04' East with a fence 201.40 feet to a 16" cedar tree with an iron pin set by it for a corner;
THENCE North 18 deg. 45' East with a fence 730.00 feet to the place of beginning, containing 3.38 acres of land.

Filed for Record in:
Limestone County

On: Mar 07, 2016 at 02:34P

By: Delores Crabb

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 07, 2016

Peggy Beck, County Clerk
Limestone County