

NOTICE OF TRUSTEE'S SALE**DATE:** December 12, 2016Copy of Original
Filed 12-24-16
Not Compared
or Verified**DEED OF TRUST****Date:** July 11, 2015**Grantor:** James R. Brown
Rosalyn R. Brown
1007 Briarwood St.
Mexia, TX 76667**Beneficiary:** Tatum Land Co., LLC
PO Box 190
Buffalo, TX 75831**Substitute Trustee:** Deborah L. Lemons**Recording Information:** Instrument No. 20152383 of the Official Records of Limestone County, Texas.**Property:** *4.71 acres of land, being TRACT THREE (3) of TATUM LAND COMPANY, a subdivision in Limestone County, Texas, according to the map or plat thereof recorded in Envelope 338 of the Map and Plat Records of Limestone County, Texas.***Note****Date:** July 11, 2015**Amount:** \$27,000.00**Debtor:** James R. Brown and Rosalyn R. Brown**Holder:** Tatum Land Co., LLC**DATE OF SALE OF PROPERTY:** January 3, 2017**EARLIEST TIME OF SALE OF PROPERTY:** 10:00 AM**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

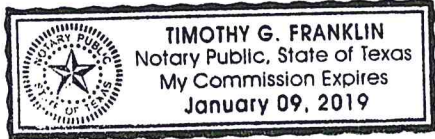
(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on December 12, 2016 by Deborah L. Lemons.

NOTARY PUBLIC, STATE OF TEXAS



Filed for Record in:
Limestone County

On: Dec 12, 2016 at 01:54P

By: Lederle Salazar

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.

Dec 12, 2016

Peggy Beck, County Clerk
Limestone County