

NOTICE OF TRUSTEE'S SALE**DATE:** September 4, 2018Copy of Original
Filed 9-4-18
Not Compared
or Verified**DEED OF TRUST****Date:** June 1, 2017**Grantor:** Sedrick Brooks
Sherry Slay
105 Martin St.
Wortham, TX 76693**Beneficiary:** Bailey Ranch Land Company, LLC
PO Box 190
Buffalo, TX 75831**Substitute Trustee:** Deborah L. Lemons**Recording Information:** Document No. 20172173 of the Official Records of Limestone County, Texas.**Property:** *Tract 5 of Bailey Ranch Land Company, LLC, being 10.04 acres in the WILLIAM D. SMITH SURVEY, A-492, Limestone County, Texas, as more fully described by metes and bounds in Exhibit "A" attached hereto.***Note****Date:** June 1, 2017**Amount:** \$47,500.00**Debtor:** Sedrick Brooks and Sherry Slay**Holder:** Bailey Ranch Land Company, LLC**DATE OF SALE OF PROPERTY: October 2, 2018****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.

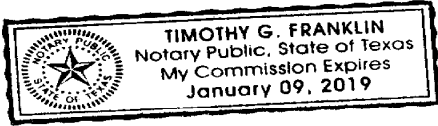

DEBORAH L. LEMONS

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on September 4, 2018 by Deborah L. Lemons.




NOTARY PUBLIC, STATE OF TEXAS

Williford Land Surveying
 P. O. Box 1266 • Mexia, Texas 76667
 Ph: 254-562-2837 • Fx: 254-562-2867
 Clint Williford RPLS#5973

Legal Description

For Bailey Ranch Land Company, LLC
 William D. Smith Survey, Abstract No. 492
 Limestone County, Texas

10.04 Acre Tract 5

All that certain lot, tract or parcel of land, part of the William D. Smith Survey, Abstract No. 492, Limestone County, Texas, being part of that certain called 54.22 acre Tract One described in a deed to Bailey Ranch Land Company, LLC from Sharon Lynn Paige, Successor Trustee of the Eugene C. Paige, Jr. Revocable Living Trust on March 23, 2017 in Document No. 2017-1187 of the Real Property Records of Limestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at a corner in the easterly North line of the above mentioned 54.22 acre Tract One, the Northeast corner of a 10.03 acre Tract 4 described on this day, in or near the North line of the William D. Smith Survey, Abstract No. 492, in the South line of a called 50 acre tract conveyed to Douglas Edward Dodds and Dorothy Jane Dodds Russell in Volume 1039, Page 235, in or near the South line of the Mary R. Alston Survey, Abstract No. 34 and being in County Road No. 504, from which the Northeast corner of the 54.22 acre Tract One bears North 89 deg. 20 min. 52 sec. East - 899.26 ft. and from which a 1/2" iron rod (set) for reference bears South 00 deg. 37 min. 05 sec. East - 23.60 ft.;

THENCE North 89 deg. 20 min. 52 sec. East with the easterly North line of the 54.22 acre Tract One, with or near the North line of the William D. Smith Survey, with the South line of the 50 acre Dodds tract, with or near the South line of the Mary R. Alston Survey and generally with County Road No. 504, a distance of 378.47 ft. to the Northeast corner of this tract and being the Northwest corner of a 14.12 acre Tract 6 described on this day, from which a 1/2" iron rod (set) for reference bears South 00 deg. 01 min. 10 sec. East - 24.23 ft.;

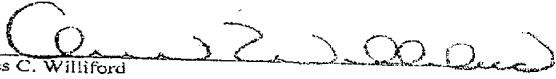
THENCE South 00 deg. 01 min. 10 sec. East across the 54.22 acre Tract One and with the West line of the 14.12 acre Tract 6, a distance of 1,177.50 ft. to a 1/2" iron rod (set) for the Southwest corner of same, the Southeast corner of this tract, in the easterly South line of the 54.22 acre Tract One and being in the North line of a called 3 acre tract conveyed to A.B. Hunt in Volume 44, Page 223;

THENCE North 89 deg. 46 min. 09 sec. West with the easterly South line of the 54.22 acre Tract One and the North line of the 3 acre Hunt tract, a distance of 366.21 ft. to a 1/2" iron rod (set) for the West corner of same, an angle corner of the 54.22 acre tract, the Southeast corner of a called 4.41 acre save and except tract described in Volume 968, Page 680, in a North line of a Golden Spike Corporation tract described in Volume 1027, Page 413 and being the Southeast corner of said 10.03 acre Tract 4;

THENCE North 00 deg. 37 min. 05 sec. West across the 54.22 acre Tract One and with the East line of the 10.03 acre Tract 4, a distance of 1,171.79 ft. to the place of beginning and containing 10.04 acres of land of which 0.21 acre lies in the right-of-way of County Road No. 504.

The bearings recited herein are based on G.P.S. observation.

I James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that the legal description hereon was prepared from an actual survey made on the ground under my direction and supervision.


 James C. Williford
 Registered Professional Land Surveyor No. 5973
 Firm Registration No. 10082500
 May 1, 2017
 Job No. 17-024(5)
 Plat accompanies legal description

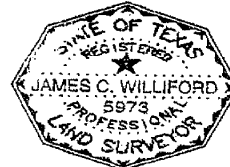


EXHIBIT "A"

Filed for Record in:
 Limestone County

On: Sep 04, 2018 at 10:14A

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.

Sep 04, 2018

Peggy Beck, County Clerk
 Limestone County