

**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: January 18, 2019

Trustee: Stephen Reed

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

Mortgagee: Frank Gary Mitchell and wife, Virginia Mitchell

Note: dated May 11, 2016

Deed of Trust

Date: May 11, 2016

Grantor: Steven D. Gray and wife, Emily Osterhout Gray

Mortgagee: Frank Gary Mitchell and wife, Virginia Mitchell

Recording information: Clerk Document Number 20161542, of the Real Property Records of Limestone County, Texas.

Property:

BEING a 7.32 acres tract situated in the J.N. Acosta Survey A-1, Limestone County, Texas, and being all of that called 8.51 acres tract described in the deed to Frank Gary Mitchell recorded in Document No. 20153225, Deed Records of Limestone County, Texas (L.C.D.R.), said 7.32 acres 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): March 5, 2019

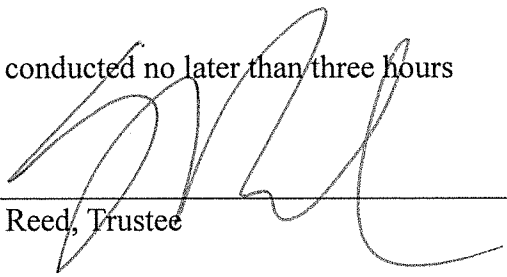
Time of Sale: The earliest time the sale will be held is 11:30 A.M. and said sale will begin no later than 2:30 P.M.

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

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

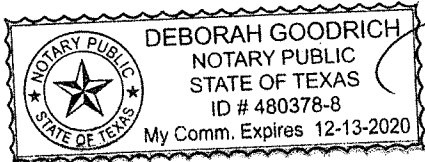
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will


occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

  
\_\_\_\_\_  
Stephen Reed, Trustee

THE STATE OF TEXAS  
COUNTY OF LIMESTONE

This instrument was acknowledged before me on this 18<sup>TH</sup> day of January, 2019, by Stephen Reed, in the capacity therein stated.



  
\_\_\_\_\_  
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**

**HANEY SURVEYING SERVICES**  
281 LCR 824 GROESBECK, TEXAS 76642  
Tel. No. 254-562-6954  
Fax. No. 254-562-2278

Description of: 7.32 Acres, J. N. Acosta Survey A-1, Limestone County, Texas  
Owner: Frank Gary Mitchell

BEING a 7.32 acres tract situated in the J.N. Acosta Survey A-1, Limestone County, Texas, and being all of that called 8.51 acres tract described in the deed to Frank Gary Mitchell recorded in Document No. 20153225, Deed Records of Limestone County, Texas (L.C.D.R.), said 7.32 acres being more particularly described by metes and bounds as follows:

BEGINNING at a point in the centerline of county road LCR 423 for the Southeast corner of said 8.51 acres tract and this tract, same being the Northeast corner of the Thomas Ray Franklin called 9.00 acres tract of record in Vol. 1383, Pg. 382, L.C.D.R., from which corner a set 1/2" iron rod for reference in the West margin of said LCR 423 bears Due West 23.07 ft.

THENCE Due West with the South line of said 8.51 acres tract and the North line of said Franklin tract, at 23.07 ft. said rod for reference, in all 1036.19 ft. to a set 1/2" iron rod in a fence at a creek and the East line of the Randy Cooper et ux called 22 acres tract of record in Vol. 1331, Pg. 404, L.C.D.R.;

THENCE N.6°47'24"W. 324.69 ft. along said fence, and with the West line of said 8.51 acres tract and the East line of said Cooper tract to a found 5/8" iron rod for the Northwest corner of said 8.51 acres tract and this tract, same being the Southwest corner of the Edward Robert Hamlin et ux called 20 acres tract of record in Vol. 1337, Pg. 577, L.C.D.R.;

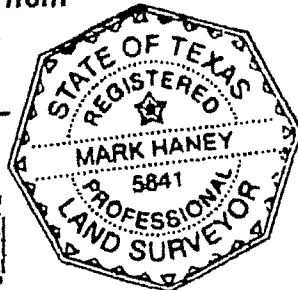
THENCE Due East (basis of bearing) with the North line of said 8.51 acres tract and the South line of said Hamlin tract, at 918.06 ft. a found 5/8" iron rod for reference in the West margin of said LCR 423, in all 935.06 ft. to a point in the centerline of said LCR 423 for the Northeast corner of said 8.51 acres tract and this tract, same being the Southeast corner of said Hamlin tract;

THENCE with the centerline of said LCR 423 and the East line of said 8.51 acres tract S.25°00'00"W. 201.94 ft. to a point for angle corner and S.21°14'19"E. 149.55 ft. to the point of BEGINNING, containing 7.32 acres.

The foregoing description was prepared from that plat dated March 21, 2016 that represents the facts found from that survey made on the ground under my supervision.

*Mark D. Haney*

Mark D. Haney, R.P.L.S. No. 5841  
Copyright 2016 - Haney Surveying Services



**EXHIBIT (A)**

Filed for Record in:  
Limestone County

On: Jan 18, 2019 at 09:19A

By: Olga Guzman

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.

Jan 18, 2019

Kerrie Cobb, County Clerk  
Limestone County

Prepared in the law office of Bobby Reed, P.O. Box 349, Groesbeck, Texas 76642, from information furnished by the parties and no examination has been made and no opinion has been given by the firm preparing this instrument as to the title to or the description of the property involved.