

NOTICE OF FORECLOSURE SALE

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Notice is hereby given of a public nonjudicial foreclosure sale.

1. Deed of Trust. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust:

Date: October 23, 2007

Grantor: Destroyers, Inc.

Beneficiary: PB Tx Holdings, Inc. (assignee of Pilgrim Bank)

Substitute Trustee: Scott A. Ritcheson, and/or Douglas A. Ritcheson, and/or Charles E. Lauffer, Jr., and/or Lance Vincent.

Recording Information: Deed of Trust recorded in Volume 1259, Page 125, of the Official Public Records of Limestone County, Texas, and assigned to PB Tx Holdings, Inc. by Transfer of Lien dated August 1, 2017 and recorded under Clerk's Document Number 2017-3015 in the Official Public Records of Limestone County, Texas..

2. Property to be Sold. The property to be sold (the "Property") is described as follows:

All that certain lot, tract or parcel of land situated in Limestone County, Texas, and being more particularly described on what is attached hereto as Exhibit "A" and made a part hereof for all purposes.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time and place:

Date: **May 7, 2019**

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: Limestone County Courthouse in Groesbeck, Texas, at the following location:

In the area designated by the Commissioners' Court of Limestone County pursuant to section 51.002 of the Texas Property Code or, if no such area has been designated, then at the front door of the Limestone County Courthouse facing State Street.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reporting or refileing may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

The sale will be made expressly subject to unpaid ad valorem taxes and any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

A purchaser at the sale of the Property "acquires the Property "AS IS" without any expressed or implied warranties" (except as to the warranties of title from the grantor identified

in the deed of trust described below). Any purchaser acquires the Property "at the purchaser's own risk." Texas Property Code §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

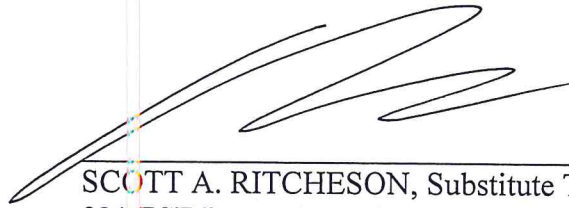
5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Destructors, Inc. The deed of trust is dated October 23, 2007, and is recorded in the office of the County Clerk of Limestone County, Texas, in Volume 1259, Page 125 of the Official Public Records of Limestone County, Texas.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the October 23, 2007 promissory note in the original principal amount of \$2,250,000.00, executed by Destructors, Inc., and payable to the order of Pilgrim Bank (or its assigns); (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). PB Tx Holdings, Inc. is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, PB Tx Holdings, Inc., Attention: Richard W. Strudthoff, telephone (903) 575-2151.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has asked me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: April 3, 2019.



SCOTT A. RITCHESON, Substitute Trustee
821 ESE Loop 323, Suite 530
Tyler, Texas 75701
Tel: (903) 535-2900
Fax: (903) 533-8646

Notice to Members of the Armed Forces of the United States:

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.

EXHIBIT "A"

All that certain lot, tract or parcel of land, part of the Pedro Varela XI League Grant, Abstract No. 30, Limestone County, Texas, being all of that certain called 100 acre First Tract and 14.50 acre Second Tract conveyed to S. & S. Bryde Trust from Stanley L. Bryde and wife, Sharon K. Bryde on January 11, 2007 and recorded in Volume 1229, Page 544 and all of that certain called 4.00 acre tract conveyed to S. & S. Bryde Trust from Rudy Garcia and Sandra Parker on December 21, 2006 and recorded in Volume 1227, Page 648 of the Real Property Records of Limestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at a ½" iron rod (set) at a fence corner for the Northwest corner of the above mentioned 100 acre First tract and being an ell corner of a tract conveyed to Robert B. Brodnax from Roby L. Brodnax on July 12, 1988 and recorded in Volume 873, Page 600;

THENCE North 58 deg. 54 min. 33 sec. East with the North line of the 100 acre tract and the easterly South line of the Brodnax tract, at 970.77 ft. pass a ½" iron rod (set) at a fence corner and continue a total distance of 1006.55 ft. to the easterly Southeast corner of same, the Northeast corner of the 100 acre tract, in the West line of a tract conveyed to Harold Hayes and Nona Hayes from Nora Hayes on January 4, 1984 and recorded in Volume 739, Page 363 and being in the centerline of County Road No. 368;

THENCE in a southeasterly direction with the East lines of the 100 acre tract, the West lines of the Hayes tract and with the centerline of County Road No. 368 as follows:
 South 38 deg. 10 min. 52 sec. East a distance of 182.68 ft. to a corner,
 South 34 deg. 00 min. 53 sec. East a distance of 234.53 ft. to a corner,
 South 31 deg. 05 min. 56 sec. East a distance of 1337.09 ft. to a corner,
 South 24 deg. 47 min. 26 sec. East a distance of 596.95 ft. to a corner and
 South 30 deg. 31 min. 29 sec. East a distance of 125.10 ft. to a point in the Northwest line of the above mentioned 4.00 acre tract and being near the intersection of County Road No. 368 and County Road No. 374 from which a ½" iron rod (found) for reference bears North 84 deg. 48 min. 10 sec. East - 29.75 ft.;

THENCE North 31 deg. 47 min. 50 sec. East with the Northwest line of the 4.00 acre tract, a Southeast line of the Hayes tract and generally with County Road No. 374, a distance of 517.97 ft. to the North corner of the 4.00 acre tract and being an ell corner of the Hayes tract;

THENCE South 56 deg. 40 min. 05 sec. East with the Northeast line of the 4.00 acre tract and a Southwest line of the Hayes tract, at 21.75 ft. pass a ½" iron rod (found) at a fence corner and continue a total distance of 297.89 ft. to a ½" iron rod (found) at a fence corner for the East corner of the 4.00 acre tract, an ell corner of the Hayes tract and being in the Northwest line of the above mentioned 14.50 acre Second Tract;

THENCE North 36 deg. 42 min. 14 sec. East with the Northwest line of the 14.50 acre tract and a Southeast line of the Hayes tract, a distance of 49.28 ft. to a ½" iron rod (set) at a fence corner for the North corner of the 14.50 acre tract and being an ell corner of the Hayes tract;

THENCE South 44 deg. 49 min. 27 sec. East with the Northeast line of the 14.50 acre Second Tract and a Southwest line of the Hayes tract, a distance of 1010.09 ft. to a ½" iron rod (found) at a fence corner for an ell corner of same and being the East corner of the 14.50 acre tract;

THENCE South 32 deg. 41 min 23 sec. West with the Southeast line of the 14.50 acre tract and a Northwest line of the Hayes tract, at 587.77 ft. pass a ½" iron rod (found) at a fence corner and continue a total distance of 624.01 ft. to a West corner of same, the South corner of the 14.50 acre tract, in the southerly East line of said 100 acre First Tract and being in the centerline of County Road No. 368;

THENCE South 46 deg. 47 min. 00 sec. East with the southerly East line of the 100 acre tract and a Southwest line of the Hayes tract, a distance of 127.45 ft. to the Southeast corner of the 100 acre tract and being the North corner of a called 60 acre tract described in an Oil, Gas and Mineral Lease to Sun Oil Company from Mary Eady Dawley and husband Chester R. Dawley and recorded in Volume 539, Page 780;

THENCE South 56 deg. 09 min. 00 sec. West with the Southeast line of the 100 acre tract and the Northwest line of the Dawley tract, at 54.51 ft. pass a ½" iron rod (set) at a fence corner and continue a total distance of 1528.54 ft. to a ½" iron rod (set) at a fence corner for the South corner of the 100 acre tract, the West corner of the Dawley tract and being in the Northeast line of a tract conveyed to Robert B. Brodnax from Roby L. Brodnax on July 12, 1988 and recorded in Volume 873, Page 600;

THENCE North 25 deg. 17 min. 44 sec. West with the southerly Southwest line of the 100 acre tract and a Northeast line of the Brodnax tract, at 837.54 ft. pass a ½" iron rod (set) at a fence corner and continue a total distance of 860.03 ft. to an angle corner of the 100 acre tract and being in the centerline of County Road No. 374;

THENCE North 22 deg. 31 min. 13 sec. East with the centerline of County Road No. 374, a distance of 71.77 ft. to an angle corner of the 100 acre tract;

THENCE North 30 deg. 00 min. 00 sec. West with the northerly Southwest line of the 100 acre tract and a Northeast line of the Brodnax tract, at 22.74 ft. pass a ½" iron rod (set) at a fence corner and continue a total distance of 3040.58 ft. to the place of beginning and containing 119.097 acres of land of which 2.25 acres lie in County Road No. 368 and 1.70 acres lie in County Road No. 374 leaving 115.147 net acres.

SAVE & EXCEPT:**65.97 Acres**

All that certain lot, tract or parcel of land, part of the Pedro Varela XI League Grant, Abstract No. 30, Limestone County, Texas and being part of that certain called 119.097 acre tract described in a deed to Constructors, Inc. from S. & S. Bryde Trust on October 24, 2007 in Volume 1259, Page 115 of the Real Property Records of Limestone County, Texas and being more completely described as follows, to-wit:

BEGINNING the most northerly corner of the above mentioned 119.097 acre tract, the East corner of a called 31.67 acre tract described in a deed to David K. Cain and Teresa Gail Cain in Document No. 00124339, in the Southwest line of a called 31 acre Third Tract conveyed to Harold Hayes and Nona Pearl Hayes in Volume 739, Page 363 and being in the center of County Road No. 368, from which a ½" iron rod (found) capped at a fence corner bears South 59 deg. 34 min. 12 sec. West - 35.21 ft.;

THENCE in a southeasterly direction with the northerly Northeast lines of the 119.097 acre tract, the Southwest lines of the 31 acre Hayes tract, the Southwest lines of a called 16 acre tract conveyed to Jimmy B. Goodrich and Brenda G. Copeland in Volume 1146, Page 329, the Southwest line of a tract conveyed to Central Institute in Volume U, Page 240 and the center of County Road No. 368 as follows:

South 41 deg. 46 min. 17 sec. East a distance of 39.06 ft. to a corner,
 South 37 deg. 18 min. 49 sec. East a distance of 117.31 ft. to a corner,
 South 34 deg. 29 min. 58 sec. East a distance of 127.73 ft. to a corner,
 South 32 deg. 13 min. 29 sec. East a distance of 155.32 ft. to a corner,
 South 30 deg. 42 min. 54 sec. East a distance of 347.74 ft. to a corner,
 South 30 deg. 25 min. 41 sec. East a distance of 746.48 ft. to a corner,
 South 29 deg. 45 min. 15 sec. East a distance of 157.60 ft. to a corner,
 South 27 deg. 40 min. 57 sec. East a distance of 141.74 ft. to a corner,
 South 24 deg. 46 min. 41 sec. East a distance of 94.62 ft. to a corner,
 South 23 deg. 40 min. 39 sec. East a distance of 216.58 ft. to a corner,
 South 23 deg. 54 min. 23 sec. East a distance of 223.83 ft. to a corner,
 South 30 deg. 33 min. 25 sec. East a distance of 108.00 ft. to an ell corner of the 119.097 acre tract;

THENCE South 54 deg. 04 min. 37 sec. East across the 119.097 acre tract and continuing with the center of County Road No. 368, a distance of 11.62 ft. to the centerline intersection of County Road No. 368 and County Road No. 374;

THENCE in a southwesterly direction continuing across the 119.097 acre tract and with the center of County Road No. 374 as follows:

South 33 deg. 20 min. 00 sec. West a distance of 183.71 ft. to a corner,
 South 34 deg. 03 min. 47 sec. West a distance of 644.87 ft. to a corner,
 South 29 deg. 28 min. 42 sec. West a distance of 95.81 ft. to a corner,
 South 24 deg. 07 min. 58 sec. West a distance of 137.69 ft. to a corner,
 South 22 deg. 51 min. 28 sec. West a distance of 69.32 ft. to a corner and
 South 22 deg. 45 min. 04 sec. West a distance of 48.85 ft. to an ell corner of the 119.097 acre tract and being a East corner of a tract conveyed to Robert B. Brodnax in Volume 873, Page 600, from which a ½" iron rod (found) capped at a fence corner bears North 29 deg. 20 min. 44 sec. West - 21.92 ft.;

THENCE North 29 deg. 20 min. 44 sec. West with the most northerly Southwest line of the 119.097 acre tract and a Northeast line of the Brodnax tract, a distance of 3,039.00 ft. to a ½" iron rod (found) capped at a fence corner for an ell corner of same and being the most northerly West corner of the 119.097 acre tract;

THENCE in a northeasterly direction with the most northerly Northwest line of the 119.097 acre tract, a Southeast line of the Brodnax tract and the Southeast line of said 31.67 acre Cain tract as follows:

North 59 deg. 31 min. 54 sec. East a distance of 144.50 ft. to a ½" iron rod (found) capped and
 North 59 deg. 34 min. 12 sec. East a distance of 861.13 ft. to the place of beginning and containing 65.97 acres of land of which 2.79 acres lie in County Road No. 368 and County Road No. 374.

00001394

Filed for Record in:
Limestone County

On: Apr 08, 2019 at 11:32A

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.

Apr 08, 2019

Kerrie Cobb, County Clerk
Limestone County