

00001404

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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.

**DATE:** May 14, 2019

**NOTE:** Promissory Note described as follows:

Date: October 23, 2002  
Maker: Addie Hahn and Mark Steven Lynd  
Payee: Allegiance Bank f/d/b/a Enterprise Bank  
Original Principal Amount: \$140,000.00

**DEED OF TRUST:** Deed of Trust described as follows:

Date: October 23, 2002  
Grantor: Addie Hahn and Mark Steven Lynd  
Trustee: Stephen R. Fontaine  
Beneficiary: Allegiance Bank f/d/b/a Enterprise Bank  
Recorded: Document No. 00025099 in the Official Public Records of Limestone County, Texas

**LENDER:** Allegiance Bank f/d/b/a Enterprise Bank

**BORROWER:** Addie Hahn and Mark Steven Lynd

**PROPERTY:**

BEING 4.035 acres of land, a part of the A. Varela Eleven (11) League Grant, Limestone County, Texas, and being a part of a 82.44 acre tract of land conveyed to Thomas H. Smith from Vivian V. Smith by deed dated March 21, 1973, as recorded in Vol. 378, page 717, of the Deed Records of Limestone County, Texas, and being more particularly described as follows, to-wit:

BEGINNING at an iron pin in the North line of a county road, said pin being S. 11 deg. E. 2408.34 feet from the Northeast corner of the said 82.44 acre tract and N. 83 deg. W. 617.83 feet from a fence corner on said county road;

THENCE N. 83 deg. W. 300 feet along North line of said county road to an iron pin for corner;

THENCE N. 18 deg. W 583 feet to an iron pin for a corner;

THENCE N. 72 deg. E. 271.89 feet to an iron pin for a corner;

THENCE N. 18 de. E. 709.79 feet to the place of beginning and containing 4.035 acres of land.

**SUBSTITUTE TRUSTEE:** Andy Pattillo

Substitute Trustee's Mailing Address:

220 S. 4<sup>th</sup> Street  
Waco, Texas 76701

**DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:**

June 4, 2019, the first Tuesday of the month, to commence at 10:00 a.m., or within three (3) hours after that time.

**PLACE OF TRUSTEE'S SALE OF PROPERTY:**

AT THE FRONT DOOR OF THE LIMESTONE COUNTY COURTHOUSE LOCATED AT 200 WEST STATE STREET, GROESBECK, LIMESTONE COUNTY TEXAS, OR AS DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.


**RECITALS**

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust.

The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of May 14, 2019.



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Andy Pattillo, Substitute Trustee

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After recording, please return to:

Beard, Kultgen, Brophy, Bostwick & Dickson, PLLC  
Attn: Andy Pattillo  
220 South Fourth Street  
Waco, Texas 76701

Filed for Record in:  
Limestone County

On: May 14, 2019 at 01:24P

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.

May 14, 2019

Kerrie Cobb, County Clerk  
Limestone County