

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY 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: September 9, 2019

Trustee: Stephen Reed

Trustee's Address: P.O. Box 349, Groesbeck, Texas 76642

Mortgagee: Beaulivia Holdings, LLC, a Texas limited liability company

Note:

Note dated August 17, 2016, in the original principal sum of \$117,000.00, executed by Della Sue Andrews, a single woman to Beaulivia Holdings, LLC, a Texas limited liability company and subsequently assumed by Verna Samford, a single man and Felicia Hernandez, a single woman in General Warranty Deed with Assumption dated December 19, 2016, executed by Della Sue Andrews, a single woman and of record in Clerk's Document Number 20164173 of the Real Property Records of Limestone County, Texas

Deed of Trust

Date: August 17, 2016

Grantor: Della Sue Andrews, a single woman

Mortgagee: Beaulivia Holdings, LLC, a Texas limited liability company

Recording information: Clerk's Document Number 20162646, Real Property Records of Limestone County, Texas.

Property:

Being 8.90 acres of land situated in the M.C. Rejon Survey, A-26, Limestone County, Texas, and being part of a called 32.31 acre tract conveyed to GBT Investments, LLC, by deed of record as Document Number 20161902, of the Deed Records of Limestone County, Texas. Said tract being more fully described in Exhibit "A" attached hereto and made a part hereof for all purposes.

County: Limestone County

Date of Sale (first Tuesday of month): October 1, 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.

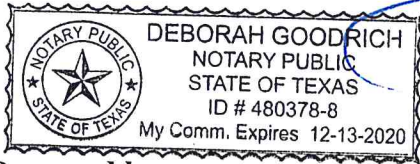
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The 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 9TH day of SEPTEMBER, 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

Filed for Record in:
Limestone County

On: Sep 09, 2019 at 01:42P

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 09, 2019

Kerrie Cobb, County Clerk
Limestone County

Field notes to all that certain lot, tract, or parcel of land situated in the M.C. Rejon Survey, A-26, Limestone County, Texas, being 8.90 acres, more or less, and being part of a called 32.51 acre tract conveyed to GBT Investments, LLC, by deed of record filed as Document Number 20161902, of the Deed Records of Limestone County, Texas, to which reference is hereby made for any and all purposes. Said tract described as follows, to wit:

BEGINNING at a $\frac{1}{2}$ " iron rod (capped RPLS 4957) set in the southeast line of the referenced tract and the northwest margin of Limestone County Road 862 for this east corner and the south corner of a 2.50 acre tract described this same date. From said point, a $\frac{1}{2}$ " iron rod (capped RPLS 4957) found for an east line corner of the referenced tract in said northwest margin bears $N57^{\circ}29'27''$ E 361.47 feet;

THENCE SOUTH $57^{\circ}29'27''$ WEST 400.50 feet, with the southeast line of the referenced tract, said northwest margin, and partly along a wire fence, to a capped $\frac{1}{2}$ " iron rod set for this south corner and the east corner of a 14.31 acre tract described this same date. From said point, a $\frac{1}{2}$ " iron rod found in a gravel road for an "all" corner of the referenced tract bears $S57^{\circ}29'27''$ W 68.03 feet;

THENCE NORTH $32^{\circ}32'20''$ WEST 558.98 feet, across the referenced tract and with the northeast line of said 14.31 acre tract, to a capped $\frac{1}{2}$ " iron rod set for this west corner in the northwest line of the referenced tract and the southeast line of a called 20.00 acre tract conveyed to Allen Carter by deed of record in Volume 1164, Page 204. From said point, a 60d nail found for the west corner of the referenced tract and the south corner of said 20.00 acre tract bears $S57^{\circ}45'21''$ W 703.78 feet;

THENCE NORTH $57^{\circ}45'21''$ EAST 400.51 feet (this is the basis of bearings), with the northwest line of the referenced tract, the southeast line of said 20.00 acre tract, and partly along a wire fence, to a capped $\frac{1}{2}$ " iron rod set for this north corner and the west corner of a 2.10 acre tract described this same date. From said point, a $\frac{1}{2}$ " iron rod found in concrete for the north corner of the referenced tract and the east corner of said 20.00 acre tract bears $N57^{\circ}45'21''$ E 419.60 feet;

THENCE SOUTH $32^{\circ}32'20''$ EAST, across the referenced tract, passing at 219.02 feet a capped $\frac{1}{2}$ " iron rod set for the southern corner of said 2.10 acre tract and the western corner of a 2.20 acre tract described this same date, passing at 450.62 feet a capped $\frac{1}{2}$ " iron rod set for the southern corner of said 2.20 acre tract and the western corner of a 2.30 acre tract described this same date, passing at 695.22 feet a capped $\frac{1}{2}$ " iron rod set for the southern corner of said 2.30 acre tract and the western corner of the aforementioned 2.50 acre tract, continuing a total distance of 967.12 feet, to the Point of Beginning, and containing 8.90 acres, more or less, as shown on the accompanying survey plat of even date herewith.

EXHIBIT (A)