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## NOTICE OF TRUSTEE'S SALE

Trustee: Wanda Fewell

Lender: First National Bank, Groesbeck, Texas

Deed of Trust

Date: February 12, 2009

Grantor: Troy E. Hutchison and wife, Susan Hutchison

Lender: First National Bank, Groesbeck, Texas

Recording information: Volume 1304, Page 705 et seq, Real Property Records of Limestone County, Texas

BEING Lot 2, River Oaks Addition, a part of the M. C. Rejon Survey in Limestone County, Texas as shown by the map and plat of said addition duly recorded in Cabinet 1, Page 12, Plat Records of Limestone County, Texas.

Date of Sale (first Tuesday of month): September 2, 2014

Time of Sale: 10:00 a.m.. or no later than three hours thereafter. The sale shall be completed no later than 4:00 p.m.

Place of Sale: At the Front Door of the Limestone County Courthouse facing West State Street, Groesbeck, Limestone County, Texas 76642.

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 re-posted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such re-posting or re-filing may be after the date originally scheduled for this 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 day the property is sold.

The sale will be made expressly subject to 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 prior 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.

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 Troy E. Hutchison and wife, Susan Hutchison. The deed of trust is dated February 12, 2009, and is recorded in the Real Property Records of Limestone County, Texas in Volume 1304, Page 705.

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 promissory note in the original principal amount of \$55,893, executed by Troy E. Hutchison and wife, Susan Hutchison and payable to the order of First National Bank, Groesbeck, Texas, and (2) all renewal and extensions of the note. First National Bank, Groesbeck, Texas is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

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

DATED: August 6, 2014.

*Wanda Fewell*

Name: WANDA. FEWELL,  
Trustee  
Address: P. O. Box 711, Groesbeck, Texas 76642  
Telephone: 254-729-3054

Filed for Record in:  
Limestone County  
On: Aug 06, 2014 at 02:16P  
By: Delores Crabb

STATE OF TEXAS  
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.  
Aug 06, 2014

Peggy Beck, County Clerk  
Limestone County