

00001161

Copy of Original
Filed 2/1/16
Not Compared
or Verified

NOTICE OF TRUSTEE'S SALE

Date: January 20, 2016

Deed of Trust

Date: September 30, 2011

Grantor: MICHAEL A. GARZA, a single man

Grantor's County: Limestone County, Texas

Beneficiary: FIRST NATIONAL BANK, GROESBECK, TEXAS

Trustee: WANDA FEWELL

Recording Information: Volume 1378, Page 832, Real Property Records of
Limestone County, Texas

Property:

Being a 0.592 acre tract of land situated in the Pedro Varela Survey, A-30, Limestone County, Texas, adjacent to county road LCR 466 in the Forest Glade community, and being that called 129 ft. by 200 ft. tract described in the deed dated January 22, 1970 from Jerry Lee Kennedy et ux to Lyndon Cate et ux recorded in Vol. 555, Pg. 476, Deed Records of Limestone County, Texas (L.C.D.R.), said 0.592 acre being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" iron rod in the South margin of LCR 466 for Northwest corner of this tract, same being the Northeast corner of the Ruby Stewart called 0.592 acres tract of record in Vol. 727, Pg. 773, L.C.D.R.;

THENCE S. 82° 45' E. 129.00 ft. with the South margin of said road to a set ½" iron rod for Northeast corner of this tract, same being the Northwest corner of the Harvey Hewett tract of record in Vol. 533, Pg. 183, L.C.D.R.;

THENCE S. 5° 30' W. 199.88 ft. along a fence line to set ½" iron rod at the base of a 2" steel chain-link fence corner in the North line of the Joe D. Allen called 144 acres tract of record in Vol. 416, Pg. 3, L.C.D.R., for Southeast corner of this tract, same being the Southwest corner of said Hewett tract;

THENCE N. 82° 45' W. 129.00 ft. with the South line of said Cate tract and the North line of said Allen tract and with a fence to a found ½" iron rod at the base of a cross-tie fence corner post for Southwest corner of this tract, same being the Southeast corner of said Stewart tract;

THENCE N. 5° 30' E. 199.88 ft. with a fence line and hedge row to the point of Beginning, containing 0.592 acre.

Note

Date: September 30, 2011

Amount: NINE THOUSAND FIVE HUNDRED SEVENTY FIVE AND 23/100 DOLLARS (\$9,575.23)

Borrower: MICHAEL A. GARZA

Lender: FIRST NATIONAL BANK, GROESBECK, TEXAS

Date of Sale of Property: March 1, 2016

Earliest time of Sale of Property: 10:30 a.m.

Place of Sale of Property: Front door of Limestone County Courthouse located at 200 S. State Street, Groesbeck, Limestone County, Texas.

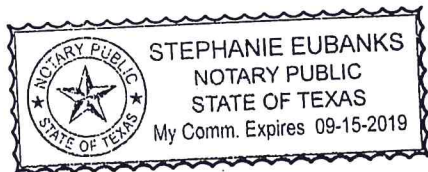
Because of default in performance of the obligations of the deed of trust, Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.

Wanda Fewell
WANDA FEWELL, TRUSTEE

STATE OF TEXAS

COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 25th day of January 2016, by WANDA FEWELL, and in the capacity therein stated.



Stephanie Eubanks
NOTARY PUBLIC STATE OF TEXAS
Limestone County

On: Feb 01, 2016 at 11:04A

By: Janice Ledet

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.

Feb 01, 2016

Peggy Beck, County Clerk
Limestone County