

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT 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: April 5, 2016

Trustee: Stephen Reed

Trustee's Address:

P.O. Box 349, Groesbeck, Limestone County, Texas 76642

Mortgagee: Louis B. Garner and wife, Duelce' Lori Garner

Note: Note dated April 2, 2012, executed by Jason Wade Erler, a single man to Louis B. Garner and wife, Duelce' Lori Garner

Deed of Trust

Date: April 2, 2012

Grantor: Jason Wade Erler, a single man

Mortgagee: Louis B. Garner and wife, Duelce' Lori Garner

Recording information: Volume 1391, Page 726, Real Property Records of Limestone County, Texas.

Property:

BEING 0.855 acre tract of land being a part of Division III, Block D of the City of Mexia and being that same tract of land conveyed to Manuel L. Brock and wife, Pearl C. Brock by Deed recorded in Vol. 604, Page 14, of the Limestone County, Texas Deed Records, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

County: Limestone County

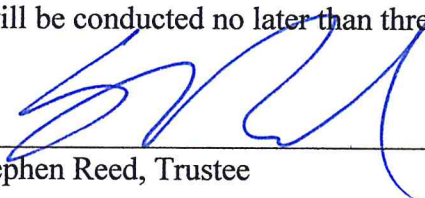
Date of Sale (first Tuesday of month): May 3, 2016

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.

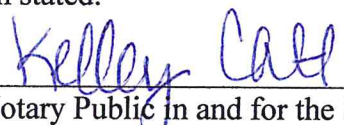
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



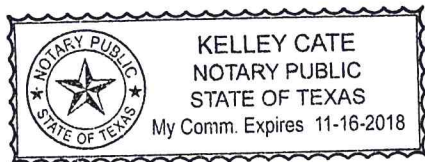
Stephen Reed, Trustee

THE STATE OF TEXAS
COUNTY OF LIMESTONE

This instrument was acknowledged before me on this 5th day of April, 2016, 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

00001174

Filed for Record in:
Limestone County.

On: Apr 05, 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.

Apr 05, 2016

Passy Beck, County Clerk
Limestone County

Fieldnotes for the survey of a 0.853 acre tract of land being a part of Division III, Block D of the City of Mexia and being that same tract of land conveyed to Manuel L. Brock and wife, Pearl G. Brock by deed recorded in Volume 604, Page 14 of the Limestone County, Texas Deed Records.

Beginning at a 1" bolt found at the intersection of the east line of South Balknap Street and the North line of Houston Street (closed) for the southwest corner of this,

Thence N 4° W 239.00 ft. along the east line of South Balknap Street to a 1" bolt found for the northwest corner of this,

Thence N 86° E 156.00 ft. to a 7/8 inch iron pin found for the northeast corner of this,

Thence S 4° E 239.00 ft. to a 1/2 inch iron pin set for the southeast corner of this, in the north line of Houston Street,

Thence S 86° W 156.00 ft. to the Point of Beginning.

EXHIBIT (A)