

00001187

Copy of Original  
Filed 7-8-16  
Not Compared  
or Verified

**NOTICE OF TRUSTEE'S SALE**

Date: July 8, 2016

Deed of Trust

Date: May 19, 2015, with an effective date of December 12, 2014

Grantor: WILLIE RAY CARROLL, JR., a single man and  
MICHELLE DAWN WILLIAMS, a single woman

Grantor's County: Limestone County, Texas

Beneficiary: VIRAJ SUBASH GUPTA and wife, SHRUTI VIRAJ GUPTA

Trustee: BENJIE REED

Recording Information: Document No. 20161751, Real Property Records of  
Limestone County, Texas

Property:

TRACT ONE: Being a part of the Pedro Varela 11 League Grant and being a part of the 52.3 acre tract conveyed by Ethyl Wynne Freeman to M. Thornton by a deed dated December 8, 1937, recorded in Volume 254, Page 562, Deed Records of Limestone County, Texas, and also being a part of that tract of land conveyed by Mrs. Willa Trout to Roy L. Little by deed dated the 3<sup>rd</sup> day of September, 1943, and recorded in Volume 282, Page 226, Deed Records of Limestone County, Texas, and being more particularly described as follows, to-wit:

BEGINNING at a S.W. corner of said property in the East right of way of Farm Road No. 39 and which lies N 65° 00' E 2.1 ft. from the original NW corner of a 75 x 125 ft. lot deeded to Jessie Cobbs, Jr. from Roy L. Little et ux on January 8, 1957, which deed is recorded in Vol. 438, page 453 of the Deed Records of Limestone County, Texas, and said corner being N 65° 00' E 50.1 ft. from Sta. 726+00, a point on the E. R/O/W line of Highway No. 39 a ¾" iron pipe for witness in fence line;

THENCE with the East R/O/W of said highway around a circular curve to the left having a radius of 5780.0 ft. L.C. N 23° 27' W 256.0 ft. to the original North line of 7.70 acre tract a iron ¾" diameter for witness which lies N 73° 44' E 8.4 ft. from the original NW corner of this tract and the SW corner of J. T. Sandifer 1 acre tract of land;

THENCE N 73° 44' E along the original North line of the 7.7 acre tract passing Sandifer's SE corner of his 1 acre at 282.8 ft. and continuing a total distance of 531.5 ft. to a ½" iron pipe for corner in fence intersections;

THENCE S 15° 32' E along fence and West side of a strip of land for road 183.0 ft. to a ¾" pipe for corner;

THENCE S 21° 44' E continuing along fence 451.0 ft. to the original SE corner of this tract of land, a ¾" pipe for witness in fence intersections;

---

REED & REED, L.L.P.  
Benjie Reed  
P.O. Box 1072  
Mexia, Texas 76667  
254-562-5547

THENCE S 76° 45' W. along fence and the original South line of this tract 533.0 ft. to a 3/4" iron pipe in the East R/O/W line of Farm Road No. 39;

THENCE N 17° 47' W along the East R/O/W line of same 274.0 ft. to 1/2" iron pipe for corner also being the SW corner of the 75 x 125 ft. lot mentioned above;

THENCE N 73° 44' E along the South line of lot 125.0 ft. to the SE corner of lot, a 3/4" pipe for witness;

THENCE N 17° 45' W 75.0 ft. to a 1/2" iron pipe being the N.E. corner of the lot;

THENCE S 73° 44' W along the North line of lot 122.9 ft. to the place of beginning containing 7.11 acres of land as surveyed by Ernest Fletes, Registered Public Surveyor No. 403, on April 25, 1964.

TRACT TWO: Being a part of the P. Varela 11 League Grant, and being a part of the 52.3 acre tract conveyed by Ethel Wynne Freeman to M. Thornton, by a deed dated December 8<sup>th</sup>, 1937, recorded in Vol. 254, Page 562, Deed Records of Limestone County, Texas, and also being a part of the above described tract of land conveyed by Mrs. Willa Trout to Roy L. Little on September 3<sup>rd</sup>, 1943, which deed is recorded in Vol. 282, Page 226, Deed Records of Limestone County, Texas, and being more particularly described as follows:

BEGINNING at the Northwest corner of the tract conveyed to Roy L. Little;

THENCE S. 254 ft. to a stake in the West line of said tract, and the East line of the Mexia-Shiloh Road for place of beginning;

THENCE East 125 feet to stake for the Northwest corner of the tract herein conveyed;

THENCE South 75 feet to stake for the Southeast corner;

THENCE West 125 feet to stake in the West line of the tract conveyed to Roy L. Little and the East line of the Mexia-Shiloh Road;

THENCE North along Shiloh Road 75 feet to beginning.

Note

Date: May 19, 2015

Amount: EIGHTY-THREE THOUSAND FIVE HUNDRED AND NO/100  
DOLLARS (\$83,500.00)

Lender: VIRAJ SUBASH GUPTA and SHRUTI VIRAJ GUPTA

Holder: VIRAJ SUBASH GUPTA and SHRUTI VIRAJ GUPTA

Date of Sale of Property: August 2, 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 W. State Street, Groesbeck, Limestone County, Texas.

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 NATION GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATE, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

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". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

Filed for Record in:  
Limestone County  
On: Jul 08, 2016 at 08:01A  
By: Renee Jefferson

  
\_\_\_\_\_  
BENJIE REED, TRUSTEE

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.

STATE OF TEXAS

COUNTY OF LIMESTONE  
Limestone County

This instrument was acknowledged before me on the 8<sup>th</sup> day of July, 2016, by BENJIE REED, and in the capacity therein stated.

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS



REED & REED, L.L.P.  
Benjie Reed  
P.O. Box 1072  
Mexia, Texas 76667  
254-562-5547