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Filed 8/8/17
Not Compared
or Verified

Notice of Trustee's Sale

Date: August 4, 2017

Substitute Trustee: Hal T. Thorne

Substitute Trustee Address: 3550 Gifco Rd Midlothian Texas 76065

Mortgagee: GL Harris

Note: \$259,000.00

Deed of Trust

Date: September 4, 2014

Grantor: Ronald Edward Ferguson and Shirley Ferguson

Mortgagee: GL Harris

Recording information:

Property: First tract, Second tract, Third tract are described on exh "A" attached hereto and made a part hereof for all purposes.

Fifth tract: being 57.10 acres, more or less, situated in the M.R. Palacios Survey, A-21, Limestone County, Texas and being more particularly described in the attached exhibit "B" hereto and made a part hereof for all purpose.

County: Limestone

Date of Sale (first Tuesday of month): September 5, 2017

Time of Sale: between 10 am and 4 pm

Place of Sale: at the place designated for foreclosures at the Limestone County Court house at 200 West State St. 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 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.

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GL Harris Mortgagee under the Deed of Trust has appointed Hal T. Thorne as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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 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.

A handwritten signature in black ink, appearing to read "Hal T. Thorne", written over a horizontal line.

Hal T. Thorne, Substitue Trustee

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FIRST TRACT: Being a certain tract of land in the M. R. Palacios XI (11) League Grant (A-21) in Limestone County, Texas, and a part of the 2nd Tract called 25 ac., a part of the 3rd tract called 25 ac., all of a called 6.9 ac. tract in Vol. 481, Pg. 518 and part of a called 75 ac. tr. Clark conveyed to T. J. McClaran in Vol. 50, Pg. 5 all of Limestone County Deed Records and described as follows: BEGINNING in the center of a county road in the S.W. corner of a tract owned by Jack McClaran and the S.E. corner of the above 75 ac. tr.; THENCE with county road as follows: S. 61 deg. 05' W. 1245.6 ft. to a corner, also the N.E. corner of a 14 ac. tr.; N. 51 deg. 31' W. 743.3 ft. an angle; N. 64 deg. 42' W. 600.0 ft. an angle; N. 76 deg. 10' W. 764.0 ft. to a point where two county roads intersect; THENCE S. 02 deg. 58' W. 40.4 ft. to an iron pin in the S.W. corner of a 138 ac. tr. and the N.W. corner of this; THENCE N. 57 deg. 46' E. 3161.3 ft. with the N. line of this to iron pin in the W. line of FM Hwy. #39; THENCE S. 35 deg. 48' E. 870.1 ft. with the W. line of said Hwy. to iron pin for corner; THENCE S. 53 deg. 16' W. 1046.7 ft. with a S. line of this and the N. line of Jack McClaran tract to his N.W. corner; THENCE S. 35 deg. 31' E. 992.6 ft. with the W. line of said McClaran's tr. and an East line of this to the Place of Beginning, containing 92.56 acres of land as surveyed on the ground by John Brown, County Surveyor, on October 24, 1977.

SECOND TRACT: Being a part of the M. R. Palacios Survey, Limestone County, Texas, said land located about two and one-half miles North of Personville, the same being more fully described as follows: BEGINNING at the N.E. corner of the C. W. Oakes 4 acre tract, this being the S. E. corner of this tract; THENCE West with all the Oakes tract N. line 68 vrs. to corner of Oakes and S. C. Ivy corner; THENCE West along Ivey's N. line 236 vrs. to N.W. corner of Ivy Tract, a stake for corner; THENCE N. 148 vrs. a stake for corner; THENCE East 304 vrs. to Personville-Mexia Highway, a corner; THENCE S. along said highway 148 vrs. to place of beginning and containing 8 acres of land, this tract being a part of two tracts deeded to T. J. McClaran by A. B. Crider and J. W. McLendon December 3, 1914, and by A. B. Crider, W. H. Lewis and Jesse McLendon to T. J. McClaran dated June 20, 1915. And being the same property described in deed dated 8/20/46 from T. J. McClaran to J. C. McClaran of record in Vol. 302, Page 47 of the deed records of Limestone County, Texas. SAVE AND EXCEPT ANY PORTION of the 0.720 acre tract described in deed dated September 19, 1979, executed by A. E. Ferguson, et ux to Ronald Edward Ferguson of record in Vol. 646, Page 66, of the Deed Records of Limestone County, Texas, lying within the 8 acres.

THIRD TRACT: Being a certain tract of land in the M.R. Palacios XI (11) League Grant (A-21) in Limestone County, Texas, and a part of the 75 acre tract conveyed to T. J. McClaran in Vol. 50, page 5 of Limestone County Deed Records and possibly a part of some adjoining tract and described as follows: BEGINNING at the SW corner of a 92.56 acre tract surveyed this dated (10/24/77) and the center of a county road, where said road makes a corner in the S. line of the above 75 acre tract also the N.E. corner of a 14 acre tract; THENCE S. 58 deg. 58' W. 730.9 ft. with the N. line of said 14 acre tract to the N.W. corner of same and an angle in the S. line of this; THENCE S. 47 deg. 43' W. 53 ft. with same S. line to an Elm 14" dia. an angle; THENCE S. 34 deg. 45' W. 365 ft. to iron pin for corner; THENCE N. 33 deg. 45' W. 1664.6 ft. with a W. line of this to iron pin in S. line of county road; THENCE S. 26 deg. 05' W. 245.4 ft. angling cross said county road to a iron pipe found in the W. line of

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same; THENCE N. 33 deg. 19' W. 811.9 ft. with another W. line of this to an angle iron found in the S. line of Jack McClaran's 30 acre tract; THENCE N. 56 deg. 21' E. 694.3 ft. to the S.E. corner of 30 acre tract and N.E. corner of this in the center of a branch; THENCE S. 73 deg. 00' E. 355.8 ft. up said branch to an ell corner; THENCE N. 57 deg. 34' E. 24.8 ft. to the N.W. corner of the above 92.56 acre tract mentioned above in the center of a county road; THENCE up said county road as follows: S. 67 deg. 10' E. 764.0 ft. an angle; S. 64 deg. 42' E. 600.0 ft. an angle; S. 51 deg. 31' E. 743.3 ft. to the place of beginning, containing 63.57 acres of land as surveyed by John Brown on Oct. 24, 1977. SAVE AND EXCEPT 3 acres described in deed dated November 3, 1986, executed by A. E. Ferguson et ux to Lola Compton of record in Vol. 801, Page 864 of the Real Property Records of Limestone County, Texas, LEAVING 60.57 acres of land, more or less.

FOURTH TRACT: Being a part of the M. R. Palacios Survey, Limestone County, Texas, and being that portion of the following described three (3) tracts of land lying North of the public road that extends from Farm to Market Road #39 to State Highway #164, said tract of land comprising 13 acres, more or less, and said three (3) tracts being described as follows, to-wit:

(a) BEGINNING at the S. W. corner of J. Ferguson's 100 acre tract, a stake, a B.J. 4 N. 74 W. 3 varas, a P.O. 12, S. 15 W. 10 varas; THENCE N. 35 W. 325 varas, a P.O. 12 S. 37 E. 14 varas, a P.O. 11, N. 42 E. 6-1/2 varas; THENCE N. 55 E. 883 varas to stake, a B.J. 11 S 20 W 13 varas, a B.J. 10, S. 38 E. 9 varas; THENCE S. 35 E. 950 varas to Jeremiah Sandersale line, a stake, a B.J. 7 N. 67-1/2 W. 91 varas; THENCE with said line S. 60 W. 342 varas to Joice Ferguson's corner, a stake, a P.O. 16, S 65 E 56 varas; THENCE N 33 W 706 varas, a stake, a hickory 5, S 53 W 2-1/2 varas, a B.J. 11 S 53 E 15 varas; THENCE S. 55 W. 360 varas to the place of beginning, containing 100 acres of land, more or less.

(b) BEGINNING at a stake for corner, also the corner of a tract for 100 acres deeded to J. C. Morton on Raymond's north line, a B.J. 8, N. 42 W. 5 yards, a B.J. 8, S. 23 W. 5 yards; THENCE N 50 E 290 yards to N.E. corner of said Raymond tract with said Raymond North boundary; THENCE N. 35 E. 168 yards, a stake for corner; THENCE S. 55 W. 288 yards to J.C. Morton's east line; THENCE with said Morton's east boundary to the place of beginning, containing ten acres of land, more or less.

(c) BEGINNING at the N.W. corner of a tract conveyed to T. J. McClaran by Crider and McLendon, December 3, 1914; THENCE N. 553.68 varas; THENCE S. 43 E. 984.5 varas; THENCE W. 53 E. 18 varas; THENCE - 43 E. 680 varas; THENCE S. 55 -277.4 varas; THENCE S. 35 W. 1577 varas to the place of beginning, containing 36 acres of land, less 4 acres deeded to T. J. McClaran,

SAVE AND EXCEPT 3 acres, more or less, described in deed dated March 7, 1963, from Jack McClaran et ux to Lola McClaran Ferguson et vir which deed is of record in Vol. 495, Page 119, of the deed records of Limestone County, Texas.

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Fifth Tract:

Description of: 57.10 Acres, M. R. Palacios Survey, A-21, Limestone Co., Tx.
Owner: A. B. McClaran

BEING a 57.10 acres tract of land situated in the M. R. Palacios Survey, A-21, Limestone County, Texas, adjacent the East side of county road LCR 445, and being that tract called 56.63 acres in the dated September 30, 1971 from Beatrice McClaran Lloyd to A. B. McClaran recorded in Vol. 567, Pg. 3, Deed Records of Limestone County, Texas, said 57.10 acres being more particularly described by metes and bounds as follows:

BEGINNING at a point in the center of county road LCR 445 for most Northerly corner of this tract, same being an angle corner in the West line of the Ronald Edward Ferguson called 60.57 acres tract of record in Vol. 1026, Pg. 617, from which corner a set $\frac{1}{2}$ " iron rod on the East margin of said road bears S.35°00'00"E. 24.00 ft.;
THENCE S.35°00'00"E., (basis of bearing from previous deed description) with the East line of this tract as held on the ground and with a fence, same being the West line of said Ferguson tract, at 24.00 ft. said iron rod for reference, at 1679.96 ft. a found $\frac{3}{8}$ " iron rod at the base of a cross-tie fence corner post, for Southwest corner of said Ferguson tract and Northwest corner of the Harper Miller called 126.5 acres tract of record in Vol. 558, Pg. 506, in all, 2867.38 ft. to a set $\frac{1}{2}$ " iron rod in the West line of said Miller tract for Southwest corner of this tract, same being the Northeast corner of the Jack Carlson called 81 acres THIRD TRACT of record in Vol. 506, Pg. 131;
THENCE S.55°26'42"W. with the South line of this tract and with a fence for North line of said Carlson tract, at 1599.06 ft. a set $\frac{1}{2}$ " iron rod for reference in the East margin of said road, in all, 1624.06 ft. to a point in the center of said road and in the East line of the Charles Johnson called 32-1/3 acres tract of record in Vol. 493, Pg. 449;
THENCE in a Northerly direction with the centerline of said road for West line of this tract, same being the East line of said Johnson tract and the East line of the J. C. McClaran 58.65 acres tract of record in Vol. 575, Pg. 596, N.3°12'56"W. 69.64 ft. to a point for angle corner, from which corner a set

EXHIBIT (B)

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(continued):
1/2" iron rod for reference in the East margin of said road at the base of a decayed cross-tie fence post bears N.64°29'47"E. 11.00 ft.; continuing N.2°28'33"W. 273.48 ft. to a point for angle corner, from which corner a set 1/2" iron rod for reference in the East margin of said road at the base of a 4" cedar fence post bears N.71°17'59"E. 39.35 ft.; continuing N.11°26'02"W. 421.54 ft. to a point for angle corner, from which point a set 1/2" iron rod for reference in the east margin of said road at the base of a 12" oak tree bears N.64°29'47"E. 16.00 ft.; continuing N.7°22'24"W. 514.14 ft. to a point for angle corner, from which corner a set 1/2" iron rod for reference in the East margin of said road at the base of a 4" cedar fence corner post bears N.71°29'47"E. 22.40 ft.; continuing N.3°13'38"W. 673.01 ft. and N.7°37'25"W. 119.51 ft. to a point for angle corner, from which corner a set 1/2" iron rod for reference in the East margin of said road at the base of an 18" oak tree bears N.81°29'47"E. 24.50 ft.; continuing N.17°28'13"W. 432.75 ft. to a point for angle corner, from which corner a set 1/2" iron rod for reference in the East margin of said road at the base of a 6" oak tree fence corner post bears N.76°29'47"E. 29.00 ft.; continuing N.7°47'05"W. 409.85 ft. to a point for angle corner, from which corner a set 1/2" iron rod in the East margin of said road at the base of a 4" cedar fence corner post bears N.81°29'47"E. 30.00 ft.; continuing N.0°00'45"E. 134.03 ft. to a point for angle corner, from which corner a set 1/2" iron rod in the East margin of said road at the base of a 4" steel pipe gate post bears S.85°30'13"E. 22.00 ft.; continuing N.10°10'41"E. 38.67 ft. to a point for angle corner, from which corner a set 1/2" iron rod for reference in the East margin of said road at the base of a cross-tie fence corner post bears S.71°30'13"E. 18.00 ft., and N.22°06'52"E. 240.51 ft. to the point of BEGINNING, containing 57.10 acres.

Filed for Record in:
Limestone County

On: Aug 08, 2017 at 03:29P

By: Olga Guzman

Filed for Record in:
Limestone County

On: Sep 10, 2014 at 02:51P

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.

Aug 08, 2017

Peggy Beck, County Clerk
Limestone County

EXHIBIT (B)

STATE OF TEXAS COUNTY OF LIMESTONE
I hereby certify that this instrument was
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Limestone County as stamped hereon by me.

Sep 10, 2014

Peggy Beck, County Clerk
Limestone County