

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: March 7, 2016

Trustee: Stephen Reed

Trustee's Address: P.O. Box 349, Groesbeck, Texas 76642

Mortgagee: C. A. Stanley

Note:

Note dated November 23, 2015, executed by Janet McLean, a.k.a. Marjorie Janet McLean, a single woman

Deed of Trust

Date: November 23, 2015

Grantor: Janet McLean, a.k.a. Marjorie Janet McLean, a single woman

Mortgagee: C. A. Stanley

Recording information: Document Number 20154011 of the Real Property Records of Limestone County, Texas.

Property:

Undivided interest in and to:

BEING 150.494 acres of land, out of and a part of the J. L. Chavert Survey 11 League Grant, Abstract No. 4, Limestone County, Texas, which said 150.494 acres tract is a part of a 355 acre tract of land conveyed by Ada L. Clark, a widow to George B. Cox and Alice Cox by deed dated the 16th day of January, 1941 and recorded in Volume 269, Page 24 of the Deed Records of Limestone County, Texas, and being more fully described on Exhibit "A" attached hereto and made a part hereof for all purposes.

Tract Two:

BEING 48.9745 acres of land, a part of the J. L. Chavert Survey, A-4, Limestone County, Texas, and being more fully described in Exhibit "A" attached hereto and made a part hereof for all purposes.

County: Limestone County

Date of Sale (first Tuesday of month): April 5, 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.

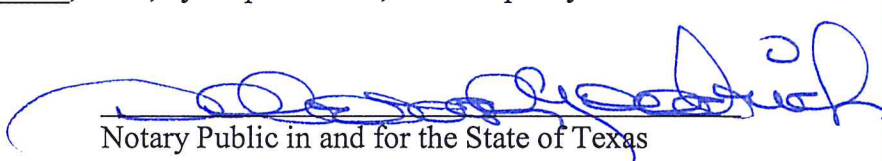
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The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



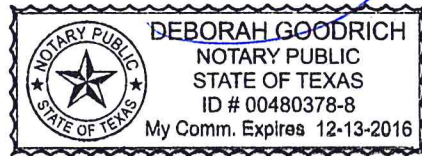
Stephen Reed, Trustee

THE STATE OF TEXAS
COUNTY OF LIMESTONE

This instrument was acknowledged before me on this 7th day of MARCH, 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

Tract One:

SPECIAL COX ESTATE

Being a 150.494 acre tract of land out of and a part of the J. L. Chavert 11 League Grant, Abstract No. 4, Limestone County, Texas and also being out of and a part of Sections 44 and 45 of said survey. Said 150.494 acre tract also being a part of a 355 acre tract of land conveyed by Ada L. Clark, a widow to George B. Cox and Alton Cox by deed dated the 16th day of January, 1941 and recorded in Volume 269 Page 24 of the Deed Records of Limestone County, Texas. (Reference is made to Vol. 159 Page 189). Said 150.494 acre tract being more particularly described as follows, to-wit:

BEGINNING at a point, same being the Northeast corner of a 3.00 acre tract sold to Kimbell Hughes and wife, Kathryn Hughes by G. F. Cox and wife by deed dated the 18th day of April, 1937 and recorded in Vol. 441 Page 135 of the Deed Records of Limestone County, Texas. Said Beginning point also being in the west right of way line for F.M. Highway No. 937.

THENCE S 55° 34' N, along the north line of the said Kimbell Hughes 3 acre tract, 360.50 ft. to the northwest corner of said 3 acre tract.

THENCE S 26° 27' E, along the west line of the said Kimbell Hughes 3 acre tract, 377.10 ft. to the southwest corner of the said 3 acre tract.

THENCE S 67° 12' W, 637.70 ft. and S 48° 42' W, 320.70 ft. to a point on the common line between Sections 44 and 45 of the J. L. Chavert 11 League Grant.

THENCE S 34° 21' E, along said common line, 1294.60 ft. to a point.

THENCE S 53° 20' W, 467.57 ft. to the southeast corner of a 17 acre tract sold to H. H. Brown by J. D. Whitcomb.

THENCE, with the east line of the said 17 acre tract, as evidenced by an existing fence, N 54° 14' W, 552.00 feet; N 55° 08' W, 194.40 feet; N 51° 31' W, 226.00 feet; and N 53° 13' W, 477.20 feet to the northeast corner of the said 17 acre tract.

THENCE, along an existing fence line, S 46° 48' W, 432.00 feet; S 66° 51' W, 190.5 feet; S 53° 14' W, 335.10 feet; and S 52° 41' W, 548.10 feet to the northmost point of an R 4/5 acre tract sold to H. H. Brown by J. D. Whitcomb.

THENCE, S 30° 37' E, along the west line of the said R 4/5 acre tract, 534.00 feet to a point.

THENCE, R 45° 59' W, 102.00 feet, and S 08° 53' W, 455.00 feet to a point.

THENCE, N 38° 56' 02" W, 1987.30 feet to a point which lies S 38° 55' 02" E, 50.00 feet from a point on the north line of the said 355 acre tract.

THENCE, 50.00 feet south of and parallel with the existing fence line of the said 355 acre tract as follows: N 51° 56' E, 2492.85 feet; N 51° 46' E, 500.50 feet; N 38° 42' E, 148.50 feet; N 55° 27' E, 1084.60 feet; N 52° 04' E, 276.00 feet; and N 48° 23' E, 179.00 feet to a point on the west right of way line for FM Highway No. 937.

THENCE, R 30° 00' E, along the west right of way line for said FM Highway No. 937, 170.20 feet to the point of beginning and containing 150.494 acres of land, more or less.

I, Warren G. Brannan, Registered Public Surveyor in and for the State of Texas, hereby certify that the foregoing survey was made on the ground by me and my assistant, Jack G. Thompson, and that the limits, corners, and boundaries are correctly described and set forth in the foregoing field notes.

Warren G. Brannan
Warren G. Brannan,
RPS # 2560

SIGNED FOR IDENTIFICATION:

[Signature]
Alice Cox
Rita Ann Leonard
Ronald Leonard

Tract Two:

BEING all of a certain 48.9745 acre tract of land lying and situated in the J. L. Chavert Survey, A-4, in Limestone County, Texas and being a part of a 97.949 acre tract described in a deed from Nolen White et al to Olan White, dated , 1990, as recorded in Volume , Page of the Deed Records of Limestone County, Texas, said 48.9745 acre tract being more particularly described in meter and bounds as follows;

BEGINNING at an iron pin found in a fence corner for the southwest corner of this tract, same being the most westerly southwest corner of the said 97.949 acre tract;

THENCE N 22 deg. 28' 14" W a distance of 442.27; N 08 deg. 53" E a distance of 455.00 feet; N 45 deg. 59' E a distance of 102.00 feet and N 30 deg. 37' W a distance of 534.00 feet with an existing fence on a west line of the said 97.949 acre tract to an iron pin found for the northwest corner of the said 97.949 acre tract and this tract;

THENCE N 52 deg. 41' E a distance of 546.10 feet; N 53 deg. 14' E a distance of 335.10 feet; N 53 deg 51' E a distance of 190.50 feet and N 46 deg. 48' E a distance of 413.50 feet with an existing fence on a north line of the said 97.949 acre tract to an iron pin set for the northeast corner of this tract;

THENCE S 25 deg. 45' 27" E a distance of 1397.85 feet to an iron pin found for an inside ell corner of the said 97.949 acre tract and the southeast corner of this tract;

THENCE S 54 deg. 10' 42" W a distance of 1814.59 feet with an existing fence on a south line of the said 97.949 acre tract to the place of beginning and containing 48.9745 acres of land.

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EXHIBIT (A)

Filed for Record in:
Limestone County

On: Mar 07, 2016 at 11:13A

By: Olga Guzman

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.

Mar 07, 2016

Peggy Beck, County Clerk
Limestone County