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00001295

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

DATE: November 14, 2017

NOTE: Promissory Note described as follows:

Date: January 30, 2008
Maker: Michael Sutton and Robin Sutton
Payee: Allegiance Bank f/d/b/a Enterprise Bank
Original Principal Amount: \$80,600.00

DEED OF TRUST: Deed of Trust described as follows:

Date: January 30, 2008
Grantor: Michael Sutton and Robin Sutton
Trustee: Stephen R. Fontaine
Beneficiary: Allegiance Bank f/d/b/a Enterprise Bank
Recorded: Document No. 00080669 in the Official Public Records of Limestone County, Texas

LENDER: Allegiance Bank f/d/b/a Enterprise Bank

BORROWER: Michael Sutton and Robin Sutton

PROPERTY:

TRACT ONE:

A tract of land in the F.G. Secrest Survey, Abstract 522, Limestone County, Texas, as further described in Exhibit A attached hereto.

TRACT TWO:

Lot 007-008, Block 001, Cayton Addition, Groesbeck, Limestone County, Texas, as further described in Exhibit A attached hereto.

SUBSTITUTE TRUSTEE: Andy Pattillo

Substitute Trustee's Mailing Address:

220 S. 4th Street
Waco, Texas 76701

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

December 5, 2017, the first Tuesday of the month, to commence at 10:00 a.m., or within three (3) hours after that time.

PLACE OF TRUSTEE'S SALE OF PROPERTY:

AT THE FRONT DOOR OF THE LIMESTONE COUNTY COURTHOUSE LOCATED AT 200 WEST STATE STREET, GROESBECK, LIMESTONE COUNTY TEXAS, OR AS DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

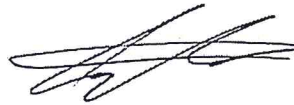
RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust.

The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of November 14, 2017.



Andy Pattillo, Substitute Trustee

After recording, please return to:

Beard, Kultgen, Brophy, Bostwick & Dickson, PLLC
Attn: Andy Pattillo
220 South Fourth Street
Waco, Texas 76701

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EXHIBIT "A"

3.938 acres of land out of the N. Benevides Survey, Abst. #61 and the P. G. Secrest Survey, Abst. #522 and being a part of Subdivision One of the 405 acre tract (less 1/4 acre Gin property) known as the Coleman Kendrick lands, said 3.938 acres lying between the Old Lavender Road and Highway #164: BEGINNING at 4" x 4" concrete monument in North line of said Highway #164; THENCE N. 8° 44' W. 67 feet to concrete monument in South line of Old Lavender road to a 4" x 4" concrete monument on or near W. line of said Secrest Survey about 60 feet from N.W. corner of said Secrest Survey; THENCE N. 60° 28' 30" E. 371.01 feet with S. line of said Old Lavender Road to fence corner; THENCE with said fence S. 39° 44' E. 515.7 feet to N. line of Highway #164; THENCE N. 82° 44' W. 756.3 with N. line of said Hwy. #164 to the place of beginning, containing 3.938 acres of land.

SAVE AND EXCEPT:

BEING all of a certain 1.00 acre tract or parcel of land lying and situated in the Nicholas Benevides Survey, A 51, in Limestone County, Texas, and being a part of a called 4 1/4 acres tract described in a deed from D. M. Lenoir and wife, Lillian Lenoir, to Harvey E. Bowers, Jr. and wife, Janet Bowers, dated October 12, 1955 as recorded in Volume 526, Page 117 of the Deed Records of Limestone County, Texas. The said 1.00 acre tract being more particularly described in mates and bounds as follows;

BEGINNING at a set 1/2 inch iron rod lying in the North line of State Highway 164 and the South line of the Bowers called 4 1/4 acres tract. Said 1/2 inch iron rod bears North 82 deg. 44 min. West a distance of 514.8 feet from the southeast corner of the Bowers tract;

THENCE North 82 deg. 44 min. West with the North line of State Highway 164 a distance of 242.2 feet to a concrete right-of-way monument at the beginning of a county road cutback for the southwest corner of this tract;

THENCE North 07 deg. 53 min. West with the road cutback a distance of 57.1 feet to a concrete right-of-way monument lying in the South line of Limestone County road 386 for the northwest corner of this tract;

THENCE North 60 deg. 09 min. East with the South line of L.C.R. 386 a distance of 342.75 feet to a set 1/2 inch iron rod for the northeast corner of this tract;

THENCE South 10 deg. 08 min. West a distance of 271.94 feet to the place of beginning and containing 1.00 acres of land.

310 N. Archer

EXHIBIT "A"
COPY

DCC
00080669 RK
Vol
1268
Pg
424

TRACT ONE: Being Lots Seven (7) and Eight (8) in Block 1 of W. K. Cayton Subdivisions 4 and 5 of Division LXXIX (79) of the Town of Groesbeck, Limestone County, Texas, according to the map of said Subdivision of record in Volume 1, Page 35, Plat Records of Limestone County, Texas.

TRACT TWO: Being in the Town of Groesbeck, Limestone County, Texas, and described as follows:

Beginning at the north corner of Lot 7 in Block 1 of Subdivision 4 in Division LXXIX (79) of the Town of Groesbeck, also being a stake in the east line of Archer Street;

Thence in a SE direction along the north line of Lot 7 and Lot 8 of said Block 1 of Subdivision 4 in Division LXXIX a distance of 100 feet;

Thence parallel with Archer Street to the center line of West Sabine Street a distance of 30 feet to a stake for corner;

Thence in a NW direction along the centerline of West Sabine Street a distance of 100 feet to a stake in the East line of Archer Street;

Thence in a SW direction along the East line of Archer Street a distance of 30 feet to the place of beginning.

Filed for Record in:
Limestone County

On: Feb 06, 2008 at 10:33A

By: Dalores Crabb

Filed for Record in:
Limestone County

On: Nov 14, 2017 at 04:46P

By: Dalores Crabb

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 volume and page of the named records of: Limestone County as stamped hereon by me.

Feb 06, 2008

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.

Nov 14, 2017

Peggy Beck, County Clerk
Limestone County