

NOTICE OF TRUSTEE'S SALE

DATE: March 25, 2015

DEED OF TRUST

Date: September 12, 2011

Grantor: Tzitzlalic B. Rosales
Enedina K. Rosales
142 CR 1200
Fairfield, TX 75840

Beneficiary: Garrison Land Company, LLC
P.O. Box 190
Buffalo, TX 75831

Substitute Trustee: Deborah L. Lemons

Recording Information: Volume 1564, Page 168 of the Official Records of Freestone County, Texas.

Property: *4.32 acres of land, being TRACTS ONE (1), TWO (2) AND THREE (3) of GARRISON LAND COMPANY, a subdivision in Freestone County, Texas, according to the map or plat thereof recorded in Cabinet B, Envelope 164 of the Map and Plat Records of Freestone County, Texas.*

Note

Date: September 12, 2011

Amount: \$42,500.00

Debtor: Tzitzlalic B. Rosales and Enedina K. Rosales

Holder: Garrison Land Company, LLC

DATE OF SALE OF PROPERTY: May 5, 2015

EARLIEST TIME OF SALE OF PROPERTY: 10:00 AM

LOCATION OF SALE: Fairfield, Texas, at the Freestone County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.



DEBORAH L. LEMONS

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Apr 13, 2015 AT 09:41A
as Notice of Trustee Sale
Total Fees : 8.00
Receipt Number - 130586
By: Sonoma Adkins, Deputy

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on March 25, 2015 by Deborah L. Lemons.



NOTARY PUBLIC, STATE OF TEXAS

