

Total Fees : 8.00  
Receipt Number - 142331  
By: Melissa Santana, Deputy

NOTICE OF TRUSTEE'S SALE

Date: July 11, 2017

Deed of Trust

Date: July 21, 2010

Grantor: NANJI I. CARPENTER and RONALD D. CARPENTER, III

Grantor's County: Freestone County, Texas

Beneficiary: CENTEX CITIZENS CREDIT UNION

Trustee: JANIS MASSEY

Recording Information: Document No. 01003444, Real Property Records of  
Freestone County, Texas

Property:

BEGINNING at a metal T-bar post found for the southern corner of a called 15.956 acre tract conveyed to Hilton L. George by deed of record in Volume 487, Page 50 and described in the aforementioned Exchange Deed. Same being in the northeasterly limits of the aforesaid 2.181 acre road tract, of record in Volume 487, Page 50, and at the western corner of the aforementioned 8.286 acre tract;

THENCE in a northerly direction, along the easterly limits of said road tract and with the westerly line of said 15.956 acre tract, as follows:

NORTH 42°34'25" West 579.61 feet to a metal T-bar post found for bend,  
NORTH 00°17'33" West 377.44 feet to a metal T-bar post found for bend,  
NORTH 26°40'21" West 417.84 feet to a metal T-bar post found for bend,  
NORTH 02°47'33" West 168.58 feet to a metal T-bar post found for bend,  
NORTH 47°20'02" East 329.07 feet to metal T-bar post found for bend,  
NORTH 38°18'36" East 330.82 feet to a metal T-bar post found for bend, and  
NORTH 30°08'44" East 278.31 feet to a metal T-bar post found for bend. Same being the northern corner of said 15.956 acre tract, the southeastern corner of the aforementioned Manish Dale George 39.985 acre tract, in the westerly line of the referenced 139.6 acre tract, and in the westerly line of the previously described Tract Two;

THENCE with the westerly and southerly line of said Tract Two, as follows:  
SOUTH 00°05'00" East 1787.83 feet to a ½" iron rod capped and set for a common "ell" corner of said tracts and  
NORTH 89°55'00" East 230.01 feet to a 6" cedar fence corner post found in the northerly line of the aforementioned 8.286 acre tract;

THENCE along the westerly line of said 8.286 acre tract, as follows:

SOUTH 53°40'50" West 127.12 feet to a 48" Oak for bend;  
SOUTH 83°38'35" West 69.00 feet to a 4" post for bend;  
SOUTH 01°02'16" East 84.70 feet to a gate post for bend;

SOUTH 03°08'44" West 38.05 feet to a chainlink gate post;  
SOUTH 23°06'47" West 73.18 feet to a 24" Oak for bend, and  
SOUTH 73°09'51" West 30.63 feet to the point of BEGINNING and containing  
16.529 acres, more or less, as shown on the accompanying survey plat of even  
date herewith.

Note

Date: July 21, 2010

Amount: THIRTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100  
DOLLARS (\$37,500.00)

Lender: CENTEX CITIZENS CREDIT UNION

Holder: CENTEX CITIZENS CREDIT UNION


Date of Sale of Property: August 1, 2017

Earliest time of Sale of Property: 10:30 a.m.

Place of Sale of Property: Front door of Freestone County Courthouse located at 118  
E. Commerce, Fairfield, Freestone 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.

  
JANIS MASSEY, TRUSTEE

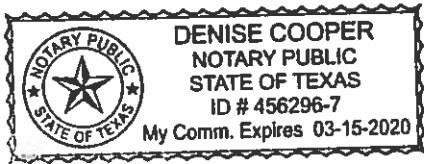
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REED & REED, L.L.P.  
Benjie Reed  
P.O. Box 1072  
Mexia, Texas 76667  
254-562-5547

STATE OF TEXAS

COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 11th day of July, 2017, by JANIS MASSEY, and in the capacity therein stated.



  
NOTARY PUBLIC, STATE OF TEXAS