

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY 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 Substitute Trustee's Sale**

**FILED FOR RECORD**  
AT 11:06 O'CLOCK 4 M.

Date: January 14, 2019

JAN 15 2019

Substitute Trustee: Bobby Reed

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY [Signature] DEPUTY

Mortgagee: GBT Investments, LLC, a Texas limited liability company

2019-14

Note: dated March 28, 2018, executed by Alan Pipho and spouse, Danielle Pipho

**Deed of Trust**

Date: March 28, 2018

Grantor: Alan Pipho and spouse, Danielle Pipho

Mortgagee: GBT Investments, LLC, a Texas limited liability company

Recording information: recorded in Clerk's Instrument Number 6449, of the Official Public Records of Navarro County, Texas.

**Property:**

**All that certain lot, tract, or parcel of land being a strip of land 60 feet by 150 feet (60 X 150) lying and being situated in the Town of Dawson, Navarro County, Texas, being a part of the JOHN FULLERTON SURVEY A-270, being the same property conveyed to Eunice M. Smith by Deed dated March 25, 2009, recorded in Clerk's Document No. 2009-3792, Official Public Records of Navarro County, Texas, and being more fully described on Exhibit A attached hereto and incorporated herein for all purposes.**

County: Navarro County

Date of Sale (first Tuesday of month): February 5, 2019

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 steps of the Courthouse as designated by the County Commissioners of Navarro County, Texas, located at 300 West 3<sup>rd</sup> Avenue, Corsicana, Texas.

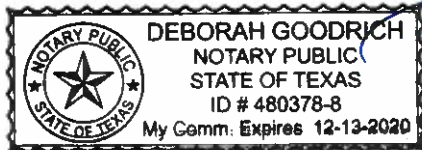
Bobby Reed is Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute 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.

  
\_\_\_\_\_  
Bobby Reed, Substitute Trustee

THE STATE OF TEXAS  
COUNTY OF LIMESTONE

This instrument was acknowledged before me on this 14<sup>TH</sup> day of JANUARY, 2019, by Bobby 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

Exhibit "A"  
Page 1 of 1

All that certain lot, tract or parcel of land lying and being situated in the Town of Dawson, Navarro County, Texas, being a part of the John Fullerton Survey and described as follows:

BEGINNING at the SE corner of W.N. Matthews 1-1/3 acre tract in Dawson, TX;

THENCE W along the S line of the W.N. Matthews 1-1/3 acre tract 150 ft. a stake for corner;

THENCE SE 60 ft. a stake for corner;

THENCE NE 150 ft. to the W. side of College Ave., a stake for corner;

THENCE NW 60 ft. along the West side of College Ave. to the place of BEGINNING and containing a strip of land 60 ft. by 150 ft., and being out of a strip of land sold to Clyde Fullerton by J. M. Lee as shown by deed dated January 3, 1933, and recorded in Vol. 360, pg. 417, of the Deed Records of Navarro County, Tx, and being the same property in a deed dated 12/8/49, recorded in Vol. 498, pg. 497, in Deed Records of Navarro County, Texas.

Also being the same property as described in the Deed from James Franklin Prickett to Linda Sutton Prickett, dated April 3, 1988, and recorded in Vol. 1154, Page 234 of the Deed Records of Navarro County, Texas, pursuant to the terms of a Decree of Divorce entered in Cause No. 108-88, styled In the Matter of the Marriage of Linda Sutton Prickett and James Franklin Prickett, on May 18, 1988, to which reference is here made for all purposes.

Prepared in the law office of Bobby Reed, P.O. Box 348, Groesbeck, Texas 76642, from information furnished by the parties and no examination has been made and no opinion has been given by the firm preparing this instrument as to the title to or the description of the property involved.