

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: 2023-0002846 RECORDED DATE: 08/14/2023 10:58:46 AM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 5
Document Type: NOTICE TRUSTEE SALE Transaction Reference: Document Reference:	Transaction #: 949049 - 1 Doc(s) Document Page Count: 4 Operator Id: Clerk	
RETURN TO: () BOBBY REED PO BOX 349 GROESBECK, TX 76642	SUBMITTED BY: BOBBY REED PO BOX 349 GROESBECK, TX 76642	
DOCUMENT # : 2023-0002846 RECORDED DATE: 08/14/2023 10:58:46 AM I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County. <div style="display: flex; align-items: center;">  <div style="text-align: center;">  Kerrie Cobb Limestone County Clerk </div> </div>		

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.

***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

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 Trustee's Sale

Date: August 14, 2023

Trustee: Bobby Reed

Trustee's Address: P.O. Box 349/217 W. State Street, Groesbeck, Texas 76642

Mortgagee: VBC Holdings, LLC, a Texas limited liability company

Note: dated February 2, 2018, executed by Victor Escobedo, to VBC Holdings, LLC, a Texas limited liability company

Deed of Trust

Date: February 2, 2018

Grantor: Victor Escobedo

Mortgagee: VBC Holdings, LLC, a Texas limited liability company

Recording information: Clerk's Document Number 20180727 of the Official Public Records of Limestone County, Texas.

Property:

PARCEL ONE

BEING all that certain lot, tract, or parcel of land situated in the P. Varela Survey, A-30, Limestone County, Texas, being 1.09 acres, more or less, and being part of a called 21.48 acre tract described in a deed to VBC Holdings, LLC, recorded as Document Number 20171726, of the Deed Records of Limestone County, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

PARCEL TWO

BEING that certain ingress/egress easement situated in the P. Varela Survey, A-30, Limestone County, Texas, occupying 0.61 acre, more or less, and being situated upon, over and across part of a called 21.48 acre tract described in a deed to VBC Holdings, LLC, as recorded as Document Number 20171726, of the Deed Records of Limestone County, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

County: Limestone County

Date of Sale (first Tuesday of month): September 5, 2023

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.

Bobby 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.

Bobby Reed

Bobby Reed, Trustee

THE STATE OF TEXAS

COUNTY OF LIMESTONE

This instrument was acknowledged before me on this 14th day of August, 2023, by Bobby Reed, in the capacity therein stated.



Sarah Nicole Myers

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

Fieldnote Description to 1.09 Acres
 "Tract 2"
 P. Varela Survey, A-30
 Limestone County, Texas

20180727

EXHIBIT (A)

Fieldnotes to all that certain lot, tract, or parcel of land situated in the P. Varela Survey, A-30, Limestone County, Texas, being 1.09 acres, more or less, and being part of a called 21.48 acre tract described in a deed to VBC Holdings, LLC, recorded as Document Number 20171726, of the Deed Records of Limestone County, Texas, to which reference is hereby made to for any and all purposes. Said tract described as follows, to wit:

BEGINNING at an 8" metal fence corner post for an "ell" corner of the referenced tract, the northwest corner of a called 2.48 acre tract, "Tract Two," conveyed to Bobby Reed, et. ux., by deed recorded as Document Number 00123908, and a bend in the south line of a called 14.10 acre tract conveyed to Bobby Reed, et. ux., by deed of record in Volume 1373, Page 82;

THENCE SOUTH 07°47'26" EAST 98.12 feet (record call is S07°51'04"E 98.17 feet), with the east line of the referenced tract, the west line of said 2.48 acre tract, and generally along a metal fence, to a 2" metal fence corner post for an outside "ell" corner of this and a northern corner of a 19.99 acre tract, "Tract 1," described this same date;

THENCE across and within the referenced tract, as follows:

SOUTH 83°00'00" WEST 54.00 feet, with the north line of said 19.99 acre tract, to a ½" iron rod (capped RPLS 4957) set for an "ell" corner of this,

SOUTH 02°00'00" EAST 96.41 feet, with the west line of said 19.99 acre tract, to a capped ½" iron rod set for the southerly southeast corner of this, and

NORTH 84°35'33" WEST 255.16 feet, with the north line of said 19.99 acre tract, to a capped ½" iron rod set for this southwest corner and a northwesterly corner of said 19.99 acre tract in the west line of the referenced tract and the east line said 14.10 acre tract and a 0.362 acre tract, "Tract 4," described this same date (from said point, a ½" iron rod capped "5841" bears S00°03'33"W 83.68 feet);

THENCE NORTH 00°03'33" EAST 144.28 feet (this is the basis of bearings), with the west line of the referenced tract, the east line of said 14.10 acre tract and said "Tract 4," and generally along a wire fence, to a point in an 8" treated wood gate post for this northwest corner, the northeast corner of said "Tract 4," and the southwest corner of a 0.362 acre tract, "Tract 3," described this same date. From said point, a capped ½" iron rod set for reference bears S43°36'19"W 1.00 feet;

THENCE NORTH 83°45'19" EAST 241.57 feet, across and within the referenced tract and with the south line of said "Tract 3," to an 8" metal fence corner post at an "ell" corner of the referenced tract and said 14.10 acre tract;

THENCE NORTH 83°45'19" EAST 50.98 feet (record call is N83°41'09"E 50.94 feet), with the north line of the referenced tract, the south line of said 14.10 acre tract, and generally along a metal fence, to the Point of Beginning, and containing 1.09 acres, more or less, as shown on the accompanying survey plat of even date herewith.

Note: The division of property by metes and bounds does not conform to Local Government Code Chapter 212 and 232.

Michael Peterson
 Michael Peterson, R.P.L.S. 6648
 Raymond Survey & Mapping
 TBPLS Firm License No. 10110902
 October 31, 2017



Prepared in the law office of Bobby Reed, P.O. Box 349, Groesbeck, Texas 76842, 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.

Fieldnote Description to a 0.61 Acre Ingress/Egress Easement
P. Varela Survey, A-30
Limestone County, Texas

20180727

EXHIBIT (A)

Fieldnotes to that certain ingress/egress easement situated in the P. Varela Survey, A-30, Limestone County, Texas, occupying 0.61 acre, more or less, and being situated upon, over and across part of a called 21.48 acre tract described in a deed to VBC Holdings, LLC, recorded as Document Number 20171726, of the Deed Records of Limestone County, Texas, to which reference is hereby made to for any and all purposes. Said tract described as follows, to wit:

BEGINNING at a point on the north side of a private road in the west line of a called 1.936 acre tract, conveyed to the State of Texas by deed of record in Volume 439, Page 335 and the west right-of-way of State Highway 14 for the northeast corner of the referenced tract and the southeast corner of a called 2.48 acre tract, "Tract Two," conveyed to Bobby Reed, et. ux., by deed recorded as Document Number 00123908. From said point, a 2" metal fence corner post bears S86°30'E 0.6 feet, a ½" iron rod (capped 5841) found for an "ell" corner of the referenced tract bears N89°45'11"W 859.23 feet, and a ½" iron rod (capped 5841) found for the northwesterly corner of the referenced tract bears N71°36'17"W 905.18 feet (the resultant bearing of N00°03'33"E along the west line of the referenced tract was used as the basis of bearings);

THENCE SOUTH 03°29'04" WEST 28.25 feet (record call is S03°30'00"W), with the east line of the referenced tract, the west line of said 1.936 acre tract, and said west right-of-way, crossing said private road, to a ½" iron rod (capped RPLS 4957) set for the southeast corner of this. From said point, a 2" metal fence corner post bears S08°40'E 2.8 feet and a capped ½" iron rod set for the southeast corner of the referenced tract bears S03°29'04"W 151.35 feet;

THENCE across and within the referenced tract, as follows:

NORTH 80°48'42" WEST 519.88 feet, generally along a metal fence on the south side of said private road, to a 2" metal fence corner post,

NORTH 84°35'56" WEST 90.58 feet, to a capped ½" iron rod set for the southerly southeast corner of a 1.09 acre tract, "Tract 2," described this same date,

NORTH 02°00'00" WEST 96.41 feet, with the east line of said 1.09 acre tract, to a capped ½" iron rod set for an inside "ell" corner of said 1.09 acre tract, and

NORTH 83°00'00" EAST 54.00 feet, with the south line of said 1.09 acre tract, to a 2" metal fence corner post in the east line of the referenced and the west line of the aforesaid 2.48 acre tract for the easterly southeast corner of said 1.09 acre tract;

THENCE SOUTH 55°09'14" EAST 173.91 feet (record call is S55°13'03"E 173.93 feet), with the northeast line of the referenced tract, the southwest line of said 2.48 acre tract, and generally along a metal fence, to a 2" metal fence corner post for bend;

THENCE SOUTH 80°46'45" EAST 417.55 feet (record call is S80°49'55"E 417.60 feet), with the northeast line of the referenced tract, the southwest line of said 2.48 acre tract, and generally along a metal fence, to the Point of Beginning, and occupying 0.61 acre, more or less, as shown on the accompanying survey plat of even date herewith.

Note: The division of property by metes and bounds does not conform to Local Government Code Chapter 212 and 232.

Michael Peterson
Michael Peterson, R.P.L.S. 6648
Raymond Survey & Mapping
TBPLS Firm License No. 10110902
October 31, 2017



Prepared in the law office of Bobby Reed, P.O. Box 349, Groesbeck, Texas 78642, 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.