

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2023-0007 RECORDED DATE: 02/03/2023 01:10:08 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 3
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 943121 - 1 Doc(s) Document Page Count: 2 Operator Id: Clerk	
RETURN TO: () REED & REED LLP PO BOX 1072 MEXIA, TX 76667	SUBMITTED BY: REED & REED LLP PO BOX 1072 MEXIA, TX 76667	
DOCUMENT # : FC-2023-0007 RECORDED DATE: 02/03/2023 01:10:08 PM 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 TRUSTEE'S SALE

Date: February 3, 2023

Deed of Trust

Date: April 2, 2015

Grantor: VETERANS OF FOREIGN WARS OF THE UNITED STATES,
LANCASTER POST #4694

Grantor's County: Limestone County, Texas

Beneficiary: INCOMMONS BANK, N.A.

Trustee: GREG STUBBS

Recording Information: Document No. 20151071, Real Property Records of
Limestone County, Texas

Property:

Being a certain 0.917 acre tract of land situated in the P. Varela Survey, City of Mexia, Limestone County, Texas, a part of the J. L. Thompson Estate and a part of the original J. L. Thompson 75 acre tract, and being more particularly described as follows:

BEGINNING at a stake set for corner at the Southwest corner of the J. R. Vest one acre tract in the East right of way of State Highway 14, said corner bears S. 13° 42' W. 208.7 feet with the East right of way line of S.H. 14 from a stake found at the Northwest corner of the J.R. Vest one acre tract and the Southwest corner of the Johnny Yowell tract;

THENCE S. 76° 18' W. 208.3 ft. with the South line of said Vest tract to a ½" dia. iron rod set at the base of a fence corner post;

THENCE S. 20° 53' E. 13.6 ft. with a fence to a ½" dia. iron rod set at the base of a fence corner post;

THENCE S. 45° 33' W. 409.3 ft. with the Northwest line of the Don L. Ragland tract and with a fence to a steel "T" fence post for corner in the East right of way line of said highway;

THENCE N. 13° 42' E. 358.9 ft. with said highway right of way and with a fence to the point of Beginning, containing 0.917 acres.

Note

Date: April 2, 2015

Amount: FORTY-FOUR THOUSAND TWO HUNDRED AND NO/100 DOLLARS
(\$44,200.00)

Borrower: VETERANS OF FOREIGN WARS OF THE UNITED STATES,
LANCASTER POST #4694

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

Lender: INCOMMONS BANK, N.A.

Date of Sale of Property: March 7, 2023

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

Place of Sale of Property: Front door of Limestone County Courthouse located at 200 W. State Street, Groesbeck, Limestone 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.

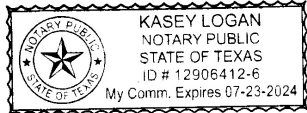
Notice is given that on March 7, 2023, Trustee will offer the Property for sale at public auction at the Front door of Limestone County Courthouse located at 200 W. State Street, Groesbeck, Limestone County, Texas, to the highest bidder for cash "AS IS" The sale will begin at 10:30 a.m. or not later 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.

[Handwritten Signature]

GREG STUBBS, TRUSTEE

STATE OF TEXAS
COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 3 day of February, 2023, by GREG STUBBS, and in the capacity therein stated.



[Handwritten Signature]

NOTARY PUBLIC, STATE OF TEXAS