




LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2021-0003 RECORDED DATE: 03/03/2021 01:42:02 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 3
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 842229 - 1 Doc(s) Document Page Count: 2 Operator Id: Lede	
RETURN TO: () MICHAEL W MCDONALD	SUBMITTED BY: MICHAEL W MCDONALD	
<p>DOCUMENT # : FC-2021-0003 RECORDED DATE: 03/03/2021 01:42:02 PM</p> <p>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.</p> <div style="display: flex; align-items: center;">  <div>  Kerrie Cobb Limestone County Clerk </div> </div>		

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: March 2, 2021

Deed of Trust

Date: August 4, 2008

Grantor: Roger C. Stone and wife, Patricia R. Stone

Grantor's County: Limestone County, Texas

Beneficiary: Citizens State Bank Hubbard, Texas

Trustee: C. M. Newton III

Substitute Trustee: Michael W. McDonald

Substitute Trustee's Address: P.O. Box 257, Hillsboro, TX 76645

Recording Information: Volume 1288, Page 481, Limestone County Official Public Records.

Property:

All that certain lot, tract or parcel of land being 21.831 acres of land, Thomas Thompson Survey, A-556, Limestone County, Texas, more particularly described in Exhibit A, attached hereto and made a part hereof for all purposes.

Note

Date: August 4, 2008

Amount: \$66,374.84

Debtor: Roger C. Stone and wife, Patricia R. Stone

Holder: Citizens State Bank Hubbard, Texas

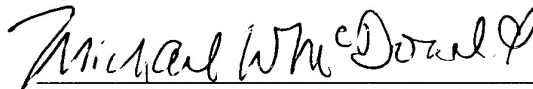
Date of Sale of Property (first Tuesday of month): April 6, 2021

Earliest Time of Day at which Sale will Occur: 10:00 a.m.

Place of Sale of Property (including county): The front door of the Limestone County Courthouse located at 200 W. State Street, Groesbeck, Limestone County, Texas.

Because of default in performance of the obligations of the Deed of Trust, the Substitute Trustee will sell the property "as is" by public auction to the highest bidder for cash at the place and date specified. The net proceeds of the sale shall be applied to the balance owed on 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.

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.


Michael W. McDonald, Substitute Trustee

Being a part of the Thomas Thompson Survey, Abstract 558, Limestone County, Texas, and being the same land or tract awarded to Mrs. Georgia Sanders Reese in Cause No. 4825 in the District Court of Limestone County, Texas, styled: J.A. Sanders et al vs. W.W. Sanders et al, said decree of partition recorded in Vol. K, Page 674 of the Civil Minutes of the District Court of Limestone County, Texas, said land being described as follows:

BEGINNING at the Northeast corner of Lot Number Two;

THENCE S. 30° E. 784 vrs. to a stake;

THENCE N. 60° E. 258.3 vrs. to a stake, the T. & B.V. Ry. right-of-way;

THENCE N. 41° W. with said right-of-way 785 vrs. to the North line of said Sanders tract;

THENCE S. 60° W. 93.24 vrs. to the place of beginning, and containing 25.54 acres of land, more or less.

SAVE AND EXCEPT 1.367 acres, more or less, described in Right-of-Way Deed dated November 10, 1934 from W.E. Reese et al to the State of Texas, and

SAVE AND EXCEPT 2.342 acres, more or less, described in Right-of-Way Deed dated November 10, 1934 from W.E. Reese et al to the State of Texas,

LEAVING HEREIN 21.831 acres of land, more or less.

EXHIBIT A, solo page