

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2021-0006 RECORDED DATE: 03/30/2021 02:27:52 PM 
OFFICIAL RECORDING COVER PAGE	
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Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 843179 - 1 Doc(s) Document Page Count: 3 Operator Id: Meagan
RETURN TO: () BENJIE REED PO BOX 1072 MEXIA, TX 76667	SUBMITTED BY: BENJIE REED PO BOX 1072 MEXIA, TX 76667
DOCUMENT # : FC-2021-0006 RECORDED DATE: 03/30/2021 02:27:52 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.	
	 Kerrie Cobb Limestone County Clerk

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: March 30, 2021

Deed of Trust

Date: March 8, 2013

Grantor: ANIQUAE NICOLE BANKS and husband, BRANDON EUGENE BANKS

Grantor's County: Limestone County, Texas

Beneficiary: CITIZENS STATE BANK, fka FIRST NATIONAL BANK, GROESBECK and said lien having been TRANSFERRED TO ROBILYN REED

Trustee: BOBBY REED

Recording Information: Document No. 20130979, Real Property Records of Limestone County, Texas

Property:

FIRST TRACT: Being a part of Subdivision 6 in Division H, City of Mexia, Limestone County, Texas, and described as follows:

BEGINNING at the Northwest corner of Subdivision 6 in Division H, at a point in Titus Street;

THENCE East with Titus Street 15 feet to stake for corner;

THENCE South and parallel with the West line of Subdivision 6, 85 ft. to stake for corner in A.N. Little's South line;

THENCE in a Westerly direction along the A.N. Little South line 15 feet to West line of Subdivision 6 in Division H;

THENCE North along the West line of Subdivision 6 in Division H, 85 feet to the place of beginning, and being the West 15 feet of that certain 90 x 85 feet conveyed by deed dated May 26, 1955, from Mrs. L.L. Rushing to A.N. Little, said deed being recorded in Vol. 421, Page 78, Deed Records, Limestone County, Texas.

SECOND TRACT: Being the East 50 feet of Subdivision 1 in Division H of the City of Mexia, Limestone County, Texas, according to the official map of said city of record in Vol. 2, Page 17, Plat Records, Limestone County, Texas.

THIRD TRACT: Being a certain part of Lot 1, Block 6, Division H of the city of Mexia, Limestone County, Texas, said tract or parcel of land being more specifically described as follows:

BEGINNING at the Southeast corner of a certain tract of land described in a deed from A.N. Little, et ux to D.O. Alexander, said deed being of record in Volume 514, Page 348 of the Deed Records of Limestone County, Texas;

THENCE East 93 feet along a fence to a point;

THENCE North 45 feet along a fence to a point;

THENCE West 93 feet along a fence to a point;

THENCE South 45 feet along the eastern boundary of the property described in a deed from A.N. Little, et ux to D.O. Alexander, to the place of beginning.

Note

Date: March 8, 2013

Amount: THIRTY-SIX THOUSAND ONE HUNDRED TWENTY-FIVE AND NO/100 DOLLARS (\$36,125.00)

Borrower: ANIQUAE NICOLE BANKS and BRANDON EUGENE BANKS

Lender: CITIZENS STATE BANK, fka FIRST NATIONAL BANK,
GROESBECK and said lien having been TRANSFERRED TO
ROBILYN REED

Date of Sale of Property: May 4, 2021

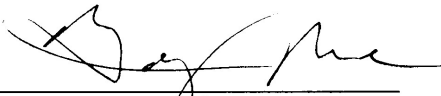
Earliest time of Sale of Property: 10:30 a.m.

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 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.



BOBBY REED, TRUSTEE

STATE OF TEXAS

COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 30th day of March 2021,
by BOBBY REED, and in the capacity therein stated.



NOTARY PUBLIC, STATE OF TEXAS

