




LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2023-0045 RECORDED DATE: 12/08/2023 01:07:47 PM 
OFFICIAL RECORDING COVER PAGE	
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 952080 - 1 Doc(s) Document Page Count: 3 Operator Id: Clerk
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DOCUMENT # : FC-2023-0045 RECORDED DATE: 12/08/2023 01:07:47 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>	

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FERRIE COBB-CO. CLERK
LIMESTONE COUNTY, TX.

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."

Amended Notice of Trustee's Sale

Date: December 8, 2023

Trustee: Bobby Reed

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

Mortgagee: Chuck Radney and spouse, Carol Radney

Note: July 22, 2022, executed by John F. Mullen and payable to Chuck Radney and spouse, Carol Radney

Deed of Trust

Date: July 22, 2022

Grantor: John F. Mullen

Mortgagees: Chuck Radney and spouse, Carol Radney

Recording information: Clerk's Document Number 2022-0003323, Official Public Records of Limestone County, Texas.

Property:

BEING a 10.20 acres tract situated in the Andres Varela Survey, A-29, Springfield/Doyle area, Limestone County, Texas and being a part of that called 93.06 acres tract described in the deed to Chuck Radney recorded in Vol. 1368, Page 481, Deed Records of Limestone County, Texas. Said 10.20 acres 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): January 2, 2024

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.

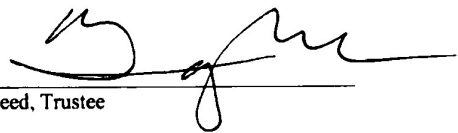
Place of Sale: At the front door (which is the door facing State Street) of the Limestone County Courthouse in Groesbeck, Texas.

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.

This amended Notice of Trustee's Sale is filed to correct that one certain Notice of Trustee's Sale filed on this date that erroneously reflects the property the subject hereof is in Leon County, Texas, when, in fact, it is in Limestone County, Texas.

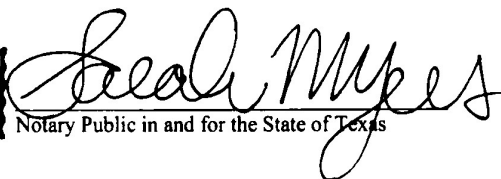


Bobby Reed, Trustee

THE STATE OF TEXAS

COUNTY OF LIMESTONE

This instrument was acknowledged before me on this 8th day of December, 2023, 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)

HANEY SURVEYING SERVICES
 254 LCR 823 GROESBECK, TEXAS 76642
 OFFICE NO. 254/729-5233
 CELL NO. 254/562-6954

Pg. 1

Description: 10.20 Acres Tract, Andres Varela Survey A-29, Springfield/Doyle Area,
 Limestone County, Texas Owner: Chuck Radney

BEING a 10.20 acres tract situated in the Andres Varela Survey A-29, Springfield/Doyle Area, Limestone County, Texas, and being part of that called 93.06 acres tract described in the deed to Chuck Radney recorded in Vol. 1368, Pg. 481, Deed Records of Limestone County, Texas (L.C.D.R.), said 10.20 acres being more particular described by metes and bounds as follows:

BEGINNING at a found ½" Iron rod in the North margin of county road LCR 406 and the South line of said 93.06 acres tract for the Southeast corner of this tract, same being the Southwest corner of the Jeremy Trojacek et al called 15.00 acres tract of record in Instrument No. 2021-0004898, L.C.D.R., from which corner a steel pipe fence corner for reference bears N.14°09'44"E. 4.21 ft.;

THENCE with the North margin of said LCR 406 and the South line of said 93.06 acres tract as follows N.67°42'48"W. 250.21 ft. to a point for angle corner, N.63°12'12"W. 155.10 ft. to a point for angle corner and N.56°58'28"W. 277.37 ft. to a found ½" Iron rod for the Southwest corner of said 93.06 acres tract and this tract, same being the Southeast corner of the Clifton Isenock called 10.06 acres tract of record in Vol. 1381, Pg. 742, L.C.D.R., from which corner a 2" steel pipe fence corner for reference bears N.13°36'01"E. 11.00 ft.;

THENCE with the West line of said 93.06 acres tract and the East line of said Isenock tract as follows N.13°36'01"E., at 11.00 ft. a 2" steel pipe fence corner, continuing along a fence, in all 756.36 ft. to a 2" steel pipe fence corner post for an ell corner in the West line of said 93.06 acres tract and this tract, S.75°41'36"E. 19.82 ft. to a 2" steel pipe fence corner for an ell corner in the West line of said 93.06 acres tract and this tract, and N.11°54'33"E., at 358.32 ft. a 2" steel pipe fence corner, in all 360.42 ft. to a found ½" Iron rod in the South line of the Joey Lynn Platt et ux called 8.563 acres First Tract of record in Vol. 1151, Pg. 180, L.C.D.R., for the Westerly Northwest corner of said 93.06 acres tract and this tract, same being the Northeast corner of Isenock tract;

THENCE S.81°41'40"E. 220.00 ft. to a set ½" Iron rod at a cross fence corner intersection for the Northeast corner of this tract, same being a residual Northwest corner of said 93.06 acres tract;

THENCE S.10°16'51"E. 290.19 ft. with a division line through said 93.06 acres tract along a cross-fence to a 2" steel pipe fence corner post at the Northeast corner of a long metal barn for an ell corner in the East line of this tract;

THENCE S.74°36'08"E. 50.23 ft. with a division line through said 93.06 acres tract crossing a dirt lane to a found ½" Iron rod at a wood fence corner post for an ell corner in the East line of this tract, same being the Northwest corner of said Trojacek tract;

THENCE along a fence, and with the West line of said Trojacek et al tract and the East line of this tract as follows S.12°03'29"W. 76.55 ft. to a found ½" Iron rod at an angle fence corner post, S.3°05'14"W. 153.21 ft. to a found ½" Iron rod at an angle fence corner post, S.3°11'51"E. 156.34 ft. to a found ½" Iron rod at an angle fence corner post, S.10°21'33"E. 244.80 ft. to a found ½" Iron rod at an angle fence corner post, for angle corner in the West line of this tract, S.17°36'58"E. 48.28 ft. to a found ½" Iron rod at an angle fence corner post, S.20°59'30"E. 361.68 ft. to a found ½" Iron rod at an angle fence corner post and S.14°09'44"W., at 4.21 ft. said pipe corner for reference, in all 72.30 ft. to a found ½" Iron rod at a fence corner post for angle corner in the West line of this tract, N.20°59'30"W., at 357.47 ft. a 2" steel pipe fence corner post, in all 361.68 ft. to the point of BEGINNING, containing 10.20 acres.

The foregoing description was prepared from that plat dated June 27, 2022 that represents the facts found from that survey made on the ground under my supervision.

Mark D. Haney
 Mark D. Haney, R.P.L.S. No. 5841

