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NOTICE OF TRUSTEE'S SALE

Date: June 29, 2018

Deed of Trust

Date: July 29, 2014

Grantor: CARLA A. KUTSCHEROUSKY, a single woman

Grantor's County: Limestone County, Texas

Beneficiary: CITIZENS STATE BANK fka FIRST NATIONAL BANK,
GROESBECK

Trustee: BENJIE REED

Recording Information: Document No. 20142927, Real Property Records of
Limestone County, Texas

Property:

Being a 7.25 acres tract of land situated in the called Sanders Addition, Thomas Thompson Survey, A-556, City of Coolidge, Limestone County, Texas, and being part of that called Lot No. 1 and all of that called Lot No. 2 in the called Sanders Addition described in the correction deed dated July 17, 2001 from Charles W. Frazier, Jr. et ux to Jack G. Tong, Sr. et al recorded in Vol. 1062, Pg. 817, Deed Records of Limestone County, Texas (L.C.D.R.), also being that called 7.2 acres tract in Vol. 935, Pg. 589, L.C.D.R., said 7.25 acres being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod set at the base of a 4" treated fence corner post in the East line of the Marvin D. Harrison called 6 acres First Tract of record in Vol. 585, Pg. 488, L.C.D.R., for the Northwest corner of said Lot No. 1 and this tract, same being the Southwest corner of the Loyle Daniels called 31.9 acres Third Tract of record in Vol. 570, Pg. 299, L.C.D.R. (called Sanders Farm Division – Lot No. 1);

THENCE N. 60° 07' 28" E. 478.25 ft. with a fence and the North line of said Lot No. 1 and said Lot No. 2, called Sanders Addition, same being the South line of said Daniels tract to a ½" iron rod set at the base of an 8" treated fence corner post for the Northeast corner of Lot No. 2 and this tract, same being the Northwest corner of called Sanders Addition Lot No. 3;

THENCE S. 30° 17' 49" E. 760.00 ft. with a fence and the East line of said Lot No. 2, same being the West line of the Loyle Daniels called 3.92 acres First Tract of record in Vol. 570, Pg. 299, L.C.D.R. (called Sanders Addition Lot No. 3) to a ½" iron rod set at the base of a 10" treated fence corner post in the North line of a 30 ft. wide lane (undeveloped) for the Southeast corner of said Lot No. 2 and this tract, same being the Southwest corner of said Daniels First Tract Lot No. 3;

THENCE S. 59° 30' 31" W. 272.03 ft. with a fence, at 156.89 ft. a 6" treated cross fence corner post, continuing with the North line of said lane and the South side of said Lot No. 2 and Lot No. 1 to a ½" iron rod set in a fence for an angle corner

in the South line of said Lot No. 1 and this tract, same being the Southeast corner of the Marvin D. Harrison et ux Second Tract of record in Vol. 585, Pg. 488, L.C.D.R.;

THENCE S. 87° 41' 28" W. 54.65 ft. with the East line of said Harrison Second Tract to a ½" iron rod set at the base of a 5" treated angle corner post for the Southwest corner of this tract, same being an angle corner in the East line of said Harrison Second Tract;

THENCE N. 34° 43' 18" W. 331.71 ft. with a fence and the East line of said Harrison Second Tract to a ½" iron rod set at the base of a 6" treated corner post for an inside ell corner in the West line of this tract, same being the Northeast corner of said Harrison Second Tract;

THENCE S. 58° 18' 36" W. 134.33 ft. with a fence and the North line of said Harrison Second Tract to a ½" iron rod set at the base of a 6" treated corner post in the West line of said Lot No. 1 and the East line of said Harrison First Tract for an outside ell corner in the West line of this tract, same being the Northwest corner of said Harrison Second Tract;

THENCE N. 30° 00' 00" W. (basis of bearing – Vol. 935, P. 539, L.C.D.R.) 431.07 ft. with a fence and the West line of said Lot No. 1, same being the East line of said Harrison First Tract to the point of BEGINNING, containing 7.25 acres.

Note

Date: July 29, 2014

Amount: TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000.00)

Lender: FIRST NATIONAL BANK, GROESBECK

Holder: CITIZENS STATE BANK

Date of Sale of Property: August 7, 2018

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.



BENJIE REED

STATE OF TEXAS

COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 29th day of June 2018, by BENJIE REED, Trustee, and in the capacity therein stated.



NOTARY PUBLIC

Filed for Record in:
Limestone County
On: Jun 29, 2018 at 12:34P
By: Olga Guzman

STATE OF TEXAS COUNTY OF LIMESTONE
I hereby certify that this instrument was
filed on the date and time stamped hereon by me and
was duly recorded in the named records of:
Limestone County as stamped hereon by me.

Jun 29, 2018

Peggy Beck, County Clerk
Limestone County