

COPY

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NOTICE OF FORECLOSURE SALE

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or Verified

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Deed of Trust. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust:

Date: June 7, 2010
Grantor: Richard K. Rand
Beneficiary: Citizens National Bank
(successor to First Mexia Bank)
Substitute Trustee: Scott A. Ritcheson, and/or Douglas A. Ritcheson,
and/or Charles E. Lauffer, Jr. and/or Lance
Vincent
Recording Information: Deed of Trust recorded in Volume 1342, Page 499,
of the Official Public Records of Limestone County,
Texas.

2. Property to be Sold. The property to be sold (the "Property") is described as follows:

All that certain lot, tract or parcel of land situated in Limestone County, Texas, and being more particularly described on what is attached hereto as Exhibit "A" and made a part hereof for all purposes.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time and place:

Date: **November 6, 2018**
Time: The sale shall begin no earlier than 1:00 p.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 p.m.
Place: Limestone County Courthouse in Groesbeck, Texas, at the following location:

In the area designated by the Commissioners' Court of Limestone County pursuant to section 51.002 of the Texas Property Code or,

if no such area has been designated, then at the front door of the Courthouse facing State Street.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reporting or refiling may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

The sale will be made expressly subject to unpaid ad valorem taxes and any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

A purchaser at the sale of the Property "acquires the Property "AS IS" without any expressed or implied warranties" (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property "at the purchaser's

own risk." Texas Property Code §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Richard K. Rand. The deed of trust is dated June 7, 2010, and is recorded in the office of the County Clerk of Limestone County, Texas, in Volume 1342, Page 499 of the Official Public Records of Limestone County, Texas.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the June 7, 2010 promissory note in the original principal amount of \$80,000.00, executed by Richard K. Rand, and payable to the order of First Mexia Bank, a branch of East Texas National Bank of Palestine; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). Citizens National Bank is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Citizens National Bank, Attention: Cliff Bomer, telephone (903) 675-0011.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has asked me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: October 3, 2018.

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SCOTT A. RITCHESON, Substitute Trustee
821 ESE Loop 323, Suite 530
Tyler, Texas 75701
Tel: (903) 535-2900
Fax: (903) 533-8646

Notice to Members of the Armed Forces of the United States:

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.

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the A. Varela Eleven League Grant, A-29, Limestone County, Texas, being 175.985 acres of land and being all of a 102.55 acre tract described in a deed from Stuart V. Wharton, et ux, to Ronald R. Rand, et al, dated April 13, 2000 and recorded in Volume 1032, Page 145, and part of a 425.414 acre tract as fenced and described as Eight tracts of land in a Gift of Deed, from C.R. Rand and wife Elizabeth Jane Rand to Doug Rand, Don Rand and Richard K. Rand, dated January 28, 1997 and recorded in Volume 961, Page 006 of the Real Property Records Limestone County, Texas. Said 175.985 acre tract described to wit:

Beginning at a 1/2" iron rod found at the base of a 10" cedar fence corner post and a 2" chain link fence corner post at the entrance of Fort Parker Memorial Cemetery driveway for the southwest corner of said 102.55 acre tract in the east r.o.w. of Farm Market Road 1245 (Texas Highway Dept. Vol. 350, Pg. 542);

THENCE North 30 degrees 47 minutes West, (Basis of Bearing per Highway Dept. deed, Vol. 350, Pg. 542) 500.7 feet along said easterly r.o.w. to a 1/2" iron rod found at a 8" fence corner post, being the southwest corner of the Gene Robinett, 2.61 acre tract, Vol. 949, Pg. 304;

THENCE North 58 degrees 12 minutes East, 734.14 feet along the south fence of said 2.61 acre tract and the Robinett, 7.0 acre tract to a 1/2" iron rod at the base of a 7" wood fence corner post, said point being the southwest corner of the Gene Robinett, 18.97 acre tract, Vol. 1032, Pg. 161;

THENCE North 58 degrees 18 minutes 26 seconds East, 905.15 feet along fence to a 1/2" iron rod found at a cross tie fence corner at the southeast corner of said 18.97 acre tract;

THENCE North 1 degree 47 minutes 41 seconds West, 470.99 feet along the easterly fence of said 18.97 acre tract to a 1/2" iron rod found at a cross tie fence corner post, at ell corner of fence;

THENCE North 74 degrees 53 minutes East, 300.38 feet along fence to a 1/2" iron rod found at cross tie fence corner post, at ell corner of fence;

THENCE North 13 degrees 45 minutes 54 seconds West, 363.12 feet along fence to a 1/2" iron rod found at a cross tie fence corner post for this most north northwesterly corner, said point being in the south fence of the Joe Don Baker, 134.0 acre tract, Vol. 75, Pg. 667 (Vol. 270, Pg. 360);

THENCE North 58 degrees 40 minutes 17 seconds East, 1566.75 feet along the southeasterly fence of said 134.0 acre tract to a 1/2" iron rod found at cross tie fence corner post for this most northerly corner,

THENCE South 30 degrees 49 minutes 33 seconds East, 1154.43 feet along the westerly fence of the Baker, 221.0 acre tract to a 1/2" iron pipe found at a cross tie fence corner post, said point being the most southerly corner of the Baker 221.0 acre tract, an ell corner of this tract, said point also being in the northeasterly fence of said 425.414 acre tract;

THENCE South 57 degrees 38 minutes 08 seconds West, 51.23 feet along fence to a 1/2" iron rod found for the northwest corner of the Doug Rand, 180.637 acre tract, said point being the northwesterly corner of said 425.414 acre tract;

THENCE South 30 degrees 40 minutes 13 seconds East, 605.07 feet along the easterly fence of said 102.55 acre tract to a 1/2" iron pipe found at a 12" hackberry tree at angle point;

THENCE South 31 degrees 12 minutes East, 724.63 feet, continuing along said easterly fence to a 1/2" iron rod and cap, RPLS/1858/MJR found at the southwest corner of said 180.637 acre tract;

THENCE North 56 degrees 20 minutes 53 seconds East, 491.82 feet along a new line to a 1/2" iron rod and cap set for this northeast corner, said point being the northwest corner of the Donald Rand, 171.338 acre tract;

THENCE South 21 degrees 02 minutes 36 seconds East, 1865.21 feet along a new cleared line on the west side of said 171.33 acre tract to a 1/2" iron rod and cap found for its southwest corner, said point being in the southwesterly fence of said 425.414 acre tract;

THENCE South 57 degrees 35 minutes 46 seconds West, 1213.50 feet along fence to a 1/2" iron rod and cap set at a 10" cedar corner post for an exterior ell corner;

THENCE South 31 degrees 47 minutes 36 seconds East, 164.21 feet along fence to a 1/2" iron rod and cap set at an 8" cedar corner post, being an ell corner, said point also being the most northerly corner of the I. Price, 60.0 acre tract, Vol. 994, Pg. 423;

THENCE South 57 degrees 57 minutes 31 seconds West, 738.39 feet along the northwesterly fence of the Price tract to a 1/2" iron rod and cap set at a 4" mesquite corner post, being the southeast corner of the W.A. Dugan, 39.287 acre tract, Vol. 976, Pg. 747;

THENCE North 30 degrees 43 minutes 04 seconds West, 966.87 feet along the easterly fence of the Dugan tract to a 1/2" iron rod and cap set at an 8" cedar corner post in the southeasterly fence of the Joe Coffey, 55.80 acre tract, Vol. 851, Pg. 551;

THENCE North 57 degrees 24 minutes East, 711.20 feet along fence to a 1/2" iron rod and cap set at a cross tie fence corner post, being the southeast corner of said 55.80 acre tract;

THENCE North 31 degrees 31 minutes 52 seconds West, 936.76 feet along the easterly fence of said tract to a 1/2" iron rod and cap set at a cross tie fence corner post, said point being a northwesterly corner of said 425.414 acre tract;

THENCE South 58 degrees 21 minutes 10 seconds West, 144.40 feet along fence to a 1/2" iron rod found at the southeast corner of the S. Warton, 69.86 acre tract, Vol. 749, Pg. 535;

THENCE North 32 degrees 25 minutes 33 seconds West, 1097.27 feet along the easterly fence of said tract to a 1/2" iron rod found at a 30" hackberry tree, being the southeast corner of the Fort Parker Memorial Cemetery tract;

THENCE North 32 degrees 08 minutes 44 seconds West, 808.51 feet along the easterly fence of said cemetery tract to a 1/2" iron rod found at a 4" steel pipe fence corner at the northeast corner of said tract;

THENCE South 57 degrees 50 minutes 23 seconds West, 669.29 feet along the northerly fence of the cemetery tract to a 1/2" iron rod found at a 2" chain link fence corner post;

THENCE South 31 degrees 35 minutes 44 seconds East, 60.53 feet along fence to a 2" chain link fence corner post;

THENCE South 62 degrees 14 minutes 14 seconds West, 225.90 feet along fence to a 1/2" iron pipe found at a cross tie fence corner post for corner;

THENCE South 1 degree 54 minutes 52 seconds East, 237.78 feet to a 1/2" iron pipe found at a cross tie fence corner post at fence bend;

00001353

THENCE South 19 degrees 31 minutes 49 seconds East, 283.94 feet along fence to a 1/2" iron pipe found at a cross tie fence corner post in the northwesterly line of the cemetery entrance driveway.

THENCE South 57 degrees 20 minutes 12 seconds West, 1374.46 feet along a chain link fence to a 1/2" iron rod found at a chain link fence corner post and a brick gateway structure.

THENCE North 78 degrees 12 minutes West, 86.90 feet along a chain link fence to the point of beginning containing 175.985 acres of land, more or less.

Filed for Record in:
Limestone County

On: Oct 12, 2018 at 11:01A

By: Peggy Beck

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.

Oct 12, 2018

Peggy Beck, County Clerk
Limestone County