

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2023-0009 RECORDED DATE: 02/14/2023 12:46:13 PM 
OFFICIAL RECORDING COVER PAGE	
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Page 1 of 3 Transaction #: 943437 - 1 Doc(s) Document Page Count: 2 Operator Id: Clerk
RETURN TO: () REED AND REED PO BOX 1072 MEXIA, TX 76667 254-562-5547	SUBMITTED BY: REED AND REED PO BOX 1072 MEXIA, TX 76667 254-562-5547
DOCUMENT # : FC-2023-0009 RECORDED DATE: 02/14/2023 12:46:13 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>  Kerrie Cobb Limestone County Clerk </div> </div>	

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: February 14, 2023

Deed of Trust

Date: May 6, 2021

Grantor: ARIANNA JOELLE YINGST

Grantor's County: McLennan County, Texas

Lender: RICHARD KUJAWA and CHIN KUJAWA

Trustee: JUSTIN REED

Recording Information: Document No. 2021-00021368, Real Property Records
of Limestone County, Texas

Property:

All that certain lot, tract, or parcel of land being Lot 1, Block C, Division
XLII (62), City of Mexia, Limestone County, Texas, according to the plat of
said city of record in Volume 2, Page 17, Plat Records, Limestone County,
Texas.

Note

Date: May 6, 2021

Amount: EIGHTY-THREE THOUSAND AND NO/100 DOLLARS (\$83,000.00)

Borrower: ARIANNA JOELLE YINGST

Lender: RICHARD KUJAWA and CHIN KUJAWA

Date of Sale of Property: March 7, 2023

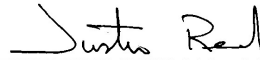
Earliest time of Sale of Property: 10:30 a.m.

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 March 7, 2023, Trustee will offer the Property for sale at public auction at the Front door of Limestone County Courthouse located at 200 W. State Street, Groesbeck, Limestone County, Texas., to the highest bidder for cash "AS IS". The sale will begin at 10:30 a.m. 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.

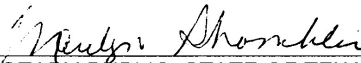


JUSTIN REED, TRUSTEE

STATE OF TEXAS

COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 14 day of February, 2023, by JUSTIN REED, and in the capacity therein stated.



NOTARY PUBLIC, STATE OF TEXAS

