



LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2023-0014 RECORDED DATE: 03/13/2023 11:48:49 AM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 3
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 944208 - 1 Doc(s) Document Page Count: 2 Operator Id: Clerk	
RETURN TO: () REED & REED LLP PO BOX 1072 MEXIA, TX 76667	SUBMITTED BY: REED & REED LLP PO BOX 1072 MEXIA, TX 76667	
DOCUMENT # : FC-2023-0014 RECORDED DATE: 03/13/2023 11:48:49 AM 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>		

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 9, 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: April 4, 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 9th day of March, 2023, by JUSTIN REED, and in the capacity therein stated.


NOTARY PUBLIC, STATE OF TEXAS

