

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: 2023-0002845 RECORDED DATE: 08/14/2023 10:36:46 AM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 4
Document Type: NOTICE TRUSTEE SALE Transaction Reference: Document Reference:	Transaction #: 949044 - 1 Doc(s) Document Page Count: 3 Operator Id: Clerk	
RETURN TO: () BOBBY REED PO BOX 349 GROESBECK, TX 76642	SUBMITTED BY: BOBBY REED PO BOX 349 GROESBECK, TX 76642	
DOCUMENT # : 2023-0002845 RECORDED DATE: 08/14/2023 10:36:46 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.		
	 Kerrie Cobb Limestone County Clerk	

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KERRIE 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.”

Notice of Trustee's Sale

Date: August 14, 2023

Trustee: Bobby Reed

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

Mortgagee: Dave Hildebrandt, a married man, dealing with his sole and separate property

Note: dated December 14, 2020, executed by Ana Lilia Lopez Solorzano, a single woman to Dave Hildebrandt, a married man, dealing with his sole and separate property

Deed of Trust

Date: December 14, 2020

Grantor: Ana Lilia Lopez Solorzano, a single woman

Mortgagee: Dave Hildebrandt, a married man, dealing with his sole and separate property

Recording information: Clerk's Document Number 2020-0005043 of the Official Public Records of Limestone County, Texas.

Property:

BEING a 15.90 acres tract of land adjacent to the North line of State Hwy. 164 and situated in the Samuel Hall Survey A-252, Limestone County, Texas, and being part of that called 105.90 acres tract described in the deed to Dave Hildebrandt recorded in Instrument No. 20150629, Deed Records of Limestone County, Texas (L.C.D.R.), said 15.90 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): September 5, 2023

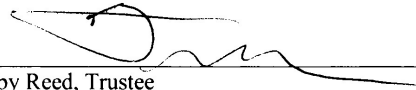
Time of Sale: The earliest time the sale will be held is 11:30 A.M. and said sale will begin no later than 2:30 P.M.

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.

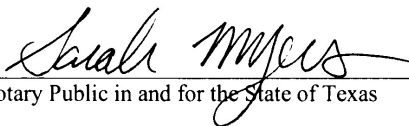


Bobby Reed, Trustee

THE STATE OF TEXAS

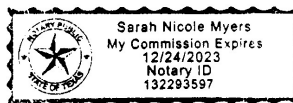
COUNTY OF LIMESTONE

This instrument was acknowledged before me on this 14th day of August, 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



HANEY SURVEYING SERVICES
P.O. Box 307 (Mailing Address)
710 E. Milam St., Mexia, Texas 76667
Tel. No. 254-562-6954
Fax. No. 254-562-Pg. 2278

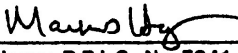
Tract 8

Description of: 15.90 Acres, Samuel Hall Survey A- 252, Limestone County,
Texas. Owner: Dave Hildebrandt

BEING a 15.90 acres tract of land adjacent to the North line of State Hwy. 164 and situated in the Samuel Hall Survey A- 252, Limestone County, Texas, and being part of that called 105.90 acres tract described in the deed to the Dave Hildebrandt recorded in Instrument No. 20150629, Deed Records of Limestone County, Texas (L.C.D.R.), said 15.90 acres being more particularly described by metes and bounds as follows:

BEGINNING at a set ½" iron rod in the North line of State Hwy. 164 and the South line of said 105.90 acres tract for the Southeast corner of this tract, same being the Southwest corner of a 10.00 acres Tract 7 surveyed this day,
THENCE N.82°44'00"W. (TxDot-basis of bearing) 1681.89 ft. with the North line of said State Hwy. 164 and the South line of said 105.90 acres tract to a set ½" iron rod at a cross-tie corner post for the West corner of said 105.90 acres tract and this tract, same being an angle corner in the Southeast corner of the A. McClain called 13.66 acres tract of record in Vol. 782, Pg. 544, L.C.D.R.;
THENCE N.60°43'36"E. 205.40 ft. with the North line of said 190.25 acres tract and a meandering fence to a found ¾" iron pipe for an angle corner in the North line of said 190.25 acres tract and this tract, same being the Southeast corner of said McClain 13.66 acres tract and the Southwest corner of the P. Moffatt called 24 acres tract of record in Vol. 762, Pg. 585, L.C.D.R.;
THENCE N.59°37'14"E. 765.29 ft. with the North line of said 190.25 acres tract and a meandering fence, and the South line of said Moffatt tract to a found ¾" iron pipe at the base of a 7" treated fence corner post for an angle corner in the North line of said 190.25 acres tract and this tract, same being the Southeast corner of said Moffatt tract and the Southwest corner of the A. McClain called 33.964 acres tract of record in Vol. 782, Pg. 544, L.C.D.R.;
THENCE N.59°47'07"E. 387.46 ft. with the North line of said 190.25 acres tract and a meandering fence to a set ½" iron rod for the Northeast corner of this tract, same being the Northwest of said Tract 7;
THENCE S.28°54'01"E. 1022.53 ft. with a division line through said 105.90 acres tract to the point of BEGINNING, containing 15.90 acres.

The foregoing description represents the facts found from that survey made on the ground under my supervision.
Dated March 30, 2015.


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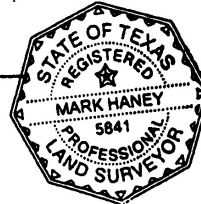


EXHIBIT "A"