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| <b>LIMESTONE COUNTY</b><br>Kerrie Cobb<br>200 West State Street<br>Suite 102<br>Groesbeck, TX 76642<br>Phone: (254)729-5504  | <b>DOCUMENT #:</b> FC-2020-0036<br><b>RECORDED DATE:</b> 09/24/2020 12:33:29 PM<br> |             |
| <b>OFFICIAL RECORDING COVER PAGE</b>   |   | Page 1 of 3 |
| <b>Document Type:</b> FORECLOSURE<br><b>Transaction Reference:</b><br><b>Document Reference:</b>   | <b>Transaction #:</b> 836245 - 1 Doc(s)<br><b>Document Page Count:</b> 2<br><b>Operator Id:</b> Meagan  |             |
| <b>RETURN TO:</b> ()<br>MOLLIE MCCOSLIN  | <b>SUBMITTED BY:</b><br>MOLLIE MCCOSLIN   |             |
| <p>DOCUMENT # : FC-2020-0036<br/>         RECORDED DATE: 09/24/2020 12:33:29 PM</p> <p>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.</p> <div style="display: flex; align-items: center;">  <div style="text-align: center;"> <br/> <b>Kerrie Cobb</b><br/>           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.**  
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4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustees:** Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston or Ronnie Hubbard, Michael Burns, Tori Jones, or Suzanne Suarez, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 425, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

#### Certificate of Posting

I am Mollie McCoslin whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on 9-24-20 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Limestone County Clerk and caused it to be posted at the location directed by the Limestone County Commissioners Court.

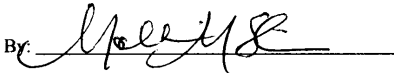
By: 

Exhibit "A"

IT IS THE INTENT OF THESE FIELD NOTES TO DESCRIBE ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING 1.650 ACRES OF WHICH 0.178 ACRES BELONG IN A 60 FOOT ROAD EASEMENT IN THE M. C. REJON GRANT A-26, IN LIMESTONE COUNTY, TEXAS, AND BEING A PART OF A CALLED 54.533 ACRE TRACT DEEDED FROM CHARLES TISDALE, ET UX AND PEGGY BELL TO GLENN JONES, TRUSTEE DATED OCTOBER 26, 1982 AND RECORDED IN THE LIMESTONE COUNTY DEED RECORDS IN LIMESTONE COUNTY, TEXAS AND SAID 1.650 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A SET IRON PIN FOR CORNER IN A FENCE AND IN THE SOUTHWEST LINE OF THE SAID GLENN JONES, TRUSTEE CALLED 54.533 ACRE TRACT, AND SAME BEING THE WEST CORNER OF A 1.363 ACRE TRACT, DESCRIBED AS TRACT 13 AND SAME BEING NORTH 37 DEGREES 38' 58" WEST 2,165.47 FEET FROM THE SOUTH CORNER OF THE SAID GLENN JONES, TRUSTEE CALLED 54.533 ACRE TRACT;

THENCE NORTH 37 DEGREES 38' 43" WEST WITH A FENCE AND WITH THE SOUTHWEST LINE OF THE SAID GLENN JONES, TRUSTEE CALLED 54.533 ACRE TRACT A DISTANCE OF 249.54 FEET TO A SET IRON PIN FOR CORNER IN THE SAID LINE AND SAME BEING THE SOUTH CORNER OF A 2.294 ACRE TRACT, DESCRIBED AS TRACT 15;

THENCE NORTH 52 DEGREES 21' 18" EAST WITH THE SOUTHWEST LINE OF THE SAID TRACT 15 A DISTANCE OF 321.29 FEET TO A SET IRON PIN FOR CORNER IN THE CENTER OF A 60 FOOT ROAD EASEMENT AND SAME BEING IN THE SOUTHWEST LINE OF A 1.835 ACRE TRACT DESCRIBED AS TRACT 27 AND SAME BEING THE EAST CORNER OF THE SAID TRACT 15;

THENCE SOUTH 22 DEGREES 43' 05" EAST WITH THE CENTER OF THE SAID ROAD EASEMENT AND WITH THE SOUTHWEST LINE OF THE SAID TRACT 27 A DISTANCE OF 258.25 FEET TO A SET IRON PIN FOR CORNER IN THE SAID LINE AND SAME BEING THE NORTH CORNER OF THE SAID TRACT 13 AND SAME BEING THE SOUTH CORNER OF THE SAID TRACT 27 AND SAME BEING THE WEST CORNER OF A 1.420 ACRE TRACT DESCRIBED AS TRACT 28;

THENCE SOUTH 52 DEGREES 21' 18" WEST WITH THE NORTHWEST LINE OF THE SAID TRACT 13 A DISTANCE OF 254.77 FEET TO THE PLACE OF BEGINNING.

CONTAINS 1.650 ACRES OF LAND OF WHICH 0.178 ACRES BEING IN A 60 FOOT ROAD EASEMENT.

AND

PROPERTY: 2.294 ACRES OF WHICH 0.198 ACRES IS A 60 FOOT ROAD EASEMENT IN THE M. C. REJON GRANT

A-26, IN LIMESTONE COUNTY, TEXAS AND BEING A PART OF A CALLED 54.533 ACRE TRACT DEEDED FROM CHARLES TISDALE, ET UX, AND PEGGY BELL, TO GLENN JONES, TRUSTEE DATED OCTOBER 26, 1982 AND RECORDED IN THE LIMESTONE COUNTY DEED RECORDS IN LIMESTONE COUNTY, TEXAS AND SAID 2.294 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A SET IRON PIN FOR CORNER IN THE FENCE AND IN THE SOUTHWEST LINE OF THE SAID GLENN JONES, TRUSTEE CALLED 54.533 ACRE TRACT, AND SAME BEING THE WEST CORNER OF A 1.650 ACRE TRACT, DESCRIBED AS TRACT 14 AND SAME BEING NORTH 37 DEGREES 38' 43" WEST 2,415.01 FEET FROM THE SOUTH CORNER OF THE SAID GLENN JONES, TRUSTEE CALLED 54.533 ACRE TRACT;

THENCE NORTH 37 DEGREES 38' 43" WEST WITH A FENCE AND WITH THE SOUTHWEST LINE OF THE SAID GLENN JONES, TRUSTEE CALLED 54.533 TRACT A DISTANCE OF 267.72 FEET TO A SET IRON PIN FOR CORNER IN THE SAID LINE AND SAME BEING THE SOUTH CORNER OF A 2.225 ACRE TRACT, DESCRIBED AS TRACT 16;

THENCE NORTH 52 DEGREES 21' 18" EAST WITH THE SOUTHEAST LINE OF THE SAID TRACT 16 A DISTANCE OF 425.37 FEET TO A SET IRON PIN FOR CORNER IN THE CENTER OF A 60 FOOT ROAD EASEMENT AND SAME BEING IN THE SOUTHWEST LINE OF A 1.835 ACRE TRACT DESCRIBED AS TRACT 27 AND SAME BEING THE EAST CORNER OF THE SAID TRACT 16;

THENCE SOUTH 16 DEGREES 24' 04" EAST WITH THE CENTER OF THE SAID ROAD EASEMENT AND WITH THE SOUTHWEST LINE OF THE SAID TRACT 27 A DISTANCE OF 287.24 FEET TO A SET IRON PIN FOR CORNER IN THE SAID LINE AND SAME BEING THE NORTH CORNER OF THE SAID TRACT 14;

THENCE SOUTH 52 DEGREES 21' 18" WEST WITH THE NORTHWEST LINE OF THE SAID TRACT 14 A DISTANCE OF 321.29 FEET TO THE PLACE OF BEGINNING.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254