

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2023-0026 RECORDED DATE: 07/11/2023 12:56:48 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 4
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 947748 - 1 Doc(s) Document Page Count: 3 Operator Id: Olga	
RETURN TO: () HORNE AND ASSOCIATES 1795 NORTHWEST HWY GARLAND, TX 75041	SUBMITTED BY: HORNE AND ASSOCIATES 1795 NORTHWEST HWY GARLAND, TX 75041	
<p>DOCUMENT # : FC-2023-0026 RECORDED DATE: 07/11/2023 12:56:48 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;">  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 SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that on Tuesday, the 1st day of August 2023; the undersigned will conduct a Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 1:00 o'clock, P.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Limestone County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place are the front steps of the building now known as the Limestone County Courthouse, 200 W. State St, Ste 102, Groesbeck, Texas 76642

Date of Deed of Trust: August 3, 2022

Executed by: SHERRI WISE and spouse, STEVE WISE

Original Trustee named in Deed of Trust: W. RANDY HARRELL, or ERIC STOEBNER, or MIKE RUSSELL

Substitute Trustee: L. Scott Horne

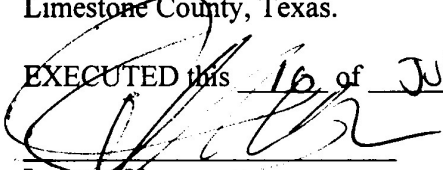
Original amount of Secured Indebtedness: \$98,910.00

Original Beneficiary named in Deed of Trust: TERRA FIRMA LAND HOLDINGS, LLC
a Texas Limited Liability Company

Property described in Deed of Trust: Being a part of Subdivision 4, Division G, City of Mexia, Limestone County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto.. Commonly known as 209 South Canton St, Mexia, Texas 76667.

Said Deed of Trust is recorded under Document# 2022-0003662 in the Deed of Trust Records, Limestone County, Texas.

EXECUTED this 16 of July 2023

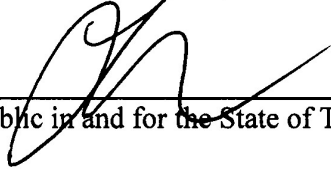

L. Scott Horne
Substitute Trustee
1795 Northwest Highway
Garland, Texas 75041
972/271-1700
scott@hornerealestatelaw.com

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 10 day of July, 2023, by L. Scott Horne, known to me personally or by driver's license, in the capacity therein stated.





Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

PREPARED IN THE LAW OF:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

EXHIBIT "A"

Being a part of Subdivision 4 in Division "G" of the City of Mexia, Limestone County, Texas, and described as follows:

BEGINNING at the Northwest corner of said Subdivision 4, a stake in the East line of Canton Street;

THENCE South with the West line of said Subdivision 4, and the East line of Canton Street to the Southwest corner of said Subdivision 4;

THENCE East with the South line of said Subdivision 4, 160 feet to a stake in said line;

THENCE North and parallel with the West line of said subdivision to a stake in the North line of same;

THENCE West with said North line 160 feet to the place of Beginning.

SAVE AND EXCEPT: 70 X 160 feet described in deed dated May 14, 1938 from John Bennett and wife, Willie Mae Bennett to Francis Beason of record in Vol. 252, Page 58, Deed Records of Limestone County, Texas.