




LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2021-0004 RECORDED DATE: 03/12/2021 12:37:10 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 7
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 842570 - 1 Doc(s) Document Page Count: 6 Operator Id: Jan	
RETURN TO: () REED & REED LLP PO BOX 1072 MEXIA, TX 76667	SUBMITTED BY: REED & REED LLP PO BOX 1072 MEXIA, TX 76667	
DOCUMENT # : FC-2021-0004 RECORDED DATE: 03/12/2021 12:37:10 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.		
	 Kerrie Cobb Limestone County Clerk	

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NOTICE OF TRUSTEE'S SALE

Date: March 12, 2021

Deed of Trust

Date: January 5, 2021

Grantor: DAVID W. WELCH

Grantor's County: Limestone County, Texas

Lender: REED BROTHERS, LC, a Texas limited liability company

Trustee: JUSTIN REED

Recording Information: Deed of Trust dated January 5, 2021 and recorded in Document #2021-0000162, Real Property Records of Limestone County, Texas

Property:

FIRST TRACT: Being a 10.00 acres tract of land situated in the Pedro Varela Survey A-30, Limestone County, Texas, and being that tract called 10.00 acres in the deed dated February 16, 1999 from Jon B. Holloway et ux to Scott Christopher Holloway recorded in Vol. 1005, Pg. 643, Deed Records of Limestone County, Texas, said 10.00 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" iron rod in the Southeast right of way line of F.M. Road 1633 at a 6" cedar fence corner post for Northwest corner of this tract and Northeast corner of the E.M. Price Trust 28 acres tract of record in Vol. 952, Pg. 402;

THENCE N. 55° 23' 50" E. 380.97 ft. with said right of way line to a set ½" iron rod at a 6" treated wood fence corner post for Northeast corner of this tract and Northwest corner of the Anita Ellen Wynne 3.44 acres tract of record in Vol. 796, Pg. 396;

THENCE S. 36° 03' 24" E. 907.59 ft. with a fence to a found ½" iron rod at the Southwest corner of said Wynne tract and Northwest corner of the Richard G. Hileman 11.734 acres of record in Vol. 933, Pg. 635;

THENCE S. 36° 44' 34" E. 267.81 ft. with a fence to a found ½" iron rod at a 6" treated wood fence corner post in the West line of said Hileman tract for Southeast corner of this tract and Northeast corner of the Jon B. Holloway tract of record in Vol. 998, pg. 308;

THENCE N. 57° 43' 14" W. 368.57 ft. with a fence to a found ½" iron rod at 3" cedar fence corner post for Southwest corner of this tract and Northwest corner of said Jon Holloway tract, same being the Southeast corner of said Price Trust tract;

THENCE N. 36° 51' 37" W. 1160.88 ft. with a fence to the point of Beginning, containing 10.00 acres.

SAVE AND EXCEPT: 1.07 acres conveyed by Benjie Reed to Lisa Lynn Gilmore in Warranty Deed with Vendor's Lien dated November 3, 2011, recorded in Volume 1381, Page 593, Real Property Records of Limestone County, Texas, and more particularly described as follows:

Being a 1.07 acres tract of land situated in the Pedro Varela Survey A-30, Limestone County, Texas, and being part of that called 10.00 acres tract described in the deed from Scott Holloway et ux to James Micah Anderson et ux, recorded in Vol. 1202, Pg. 308, Deed Records of Limestone County, Texas, (L.C.D.R.), said 1.07 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" iron rod in the South right of way line of F.M. Hwy. 1633 from the Northwest corner of said 10.00 acres tract and this tract;

THENCE N. 55° 23' 50" E. 212.45 ft. with the South line of said F.M. Hwy. 1633 and the North line of said 10.00 acres tract, from which corner the Northeast corner of said 10.00 acres tract bears N. 55° 23' 50" E. 168.25 ft.;

THENCE S. 33° 23' 56" E. 228.38 ft. along a fence to a set ½" iron rod for the Southeast corner of this tract;

THENCE S. 56°26' 43" W. 198.83 ft. along a fence to a set ½" iron rod in the West line of said 10.00 acres tract, from which corner a found ½" iron rod at a fence and the base of a landscape timber post for the Southwest corner of said 10.00 acres tract bears S. 36° 51' 37" E. 936.01 ft.;

THENCE N. 36° 51' 37" W. 224.87 ft. along a fence and with the West line of said 10.00 acres tract to the point of Beginning, containing 1.07 acres.

SECOND TRACT: All that certain lot, tract or parcel of land, part of the Pedro Varela Survey, Abstract No. 30, Limestone County, Texas and being a part of the certain called 48-1/2 acre tract less and except 20-1/2 acres as described in a deed to The Estalee Morris Price Trust from Estalee Price on March 26, 1993 and recorded in Volume 952, Page 402 of the Real Property Records of Limestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at a ½" iron rod (found) for the Northeast corner of the above mentioned Price tract, the Northwest corner of a 10.00 acre tract conveyed to James Micah Anderson et ux from Scott Holloway et ux on March 31, 2006 and recorded in Volume 1202, Page 308 of the Real Property Records of Limestone County, Texas and being in the Southeast right-of-way of Farm to Market Highway No. 1633;

THENCE South 35 deg. 11 min 41 sec. East with the Southwest line of the Anderson tract and the Northeast line of the Price tract, a distance of 1161.24 ft. to a ½" iron rod (found) for the Southeast corner of same, the Southwest corner of the Anderson tract, the Northwest corner of the residue of a 20.06 acres conveyed to Jon B. Holloway from Tracy D. Smyth and Brian M. Smyth on September 30, 1998 and recorded in Volume 998, Page 308 of the Real Property Records of Limestone County, Texas and being the Northeast corner of a 10.00 acre tract conveyed to Jon B. Holloway from Salvador Olvera, Trustee on

November 14, 2002 and recorded in Volume 1098, Page 900 of the Real Property Records of Limestone County, Texas;

THENCE South 57 deg. 20 min. 28 sec. West with the Northwest line of the 10.00 acre Holloway tract, a 16.64 acre tract conveyed to Jon B. Holloway on November 14, 2002 and recorded in Volume 1098, Page 903 of the Real Property Records of Limestone County, Texas, a 26.7 acre tract conveyed to Jon B. Holloway from Phillip E. Boaz and wife, Juanda Boaz on August 13, 2001 and recorded in Volume 1064, Page 519 of the Real Property Records of Limestone County, Texas and the Southeast line of the Price tract, a distance of 809.05 ft. to a 60d nail (found) at x-tie fence corner for the Southwest corner of same and being the Southeast corner of a 8.22 acre tract conveyed to Richard Holleman and Judy Holleman on December 28, 2005 and recorded in Volume 1193, Page 603 of the Real Property Records of Limestone County, Texas;

THENCE North 34 deg. 54 min. 45 sec. West with the Northeast line of the Holleman tract the Southwest line of the Price tract, a distance of 1013.24 ft. to a ½" iron rod (set) in the Southwest line of same and the Northeast line of the Holleman tract from which a 60d nail (found) at a x-tie fence corner for the Northeast corner of said tract and the Northwest corner of the Price tract bears North 34 deg. 54 min. 45 sec. West- 148.70 ft.;

THENCE across the Price tract North 57 deg. 24 min. 29 sec. East, a distance of 530.29 ft. to a ½" iron rod (set);

THENCE North 34 deg. 06 min. 24 sec. West, a distance of 148.63 ft. to a ½" iron rod (set) in the Northwest line of the Price tract and being in the Southeast right-of-way of Farm to Market Highway No. 1633;

THENCE North 57 deg. 24 min. 29 sec. East with the Southeast right-of-way of Farm to Market Highway No. 1633 and the Northwest line of the Price tract, a distance of 270.98 ft. to the place of beginning, containing 19.667 acres of land.

THIRD TRACT: Being a 1.492 acres tract of land situated in the City of Mexia, Pedro Varela Survey, A-30, Limestone County, Texas, adjacent to the North line of Fannin Street, and being part of that called 2.669 acres tract described in the deed dated September 4, 1992 from Bill Ragland, Executor, to David Chambers recorded in Vol. 877, Pg. 768, Deed Records of Limestone County, Texas, (L.C.D.R.), said 1.492 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" iron rod in the Northwest margin of Fannin Street for Southeast corner of said 2.669 acres tract and this tract, same being the Southwest corner of the Billy Dean Kitchens called 1 acre tract of record in Vol. 896, Pg. 445, L.C.D.R., from which corner a 2" steel pipe fence corner for reference bears N. 43° 57' 05" W. 3.27 ft.;

THENCE S. 43° 55' 00" W. (basis of bearing-official plat) 297.93 feet with the North line of Fannin Street and the South line of said Chambers tract to a set ½" iron rod for Southwest corner of this tract, same being the Southeast corner of a 0.734 acre tract surveyed this date;

THENCE N. 50° 16' 28" W. 209.41 ft. with the remains of an old cross fence to a set ½" iron rod in the Northwest line of said 2.669 acres tract and the Southeast line of the Garry Joseph Patton called 0.197 acres tract of record in Vol. 734, Pg. 153, L.C.D.R., same being the Northeast corner of said 0.734 acres tract;

THENCE N. 43° 12' 20" E. 321.12 ft. with the Northwest line of said Chambers tract and the Southeast line of said Patton tract and the Southeast line of the Luis Chapa called 2.613 acres tract of record in Vol. 707, Pg. 153, L.C.D.R., to a found 2" steel pipe fence corner post for Northeast corner of this tract and the Northwest corner of said Kitchens tract;

THENCE S. 43° 57' 05" E. with the Northeast line of said Chambers tract and with a fence to the point of Beginning, containing 1.492 acres.

This conveyance also includes a 1986 Oak Creek Manufactured Home, 16 x 66, bearing Label No. TEX0381059 and Serial No. OC02863347 .

FOURTH TRACT: Being all that certain 0.197 acres tract of land situated in the P. Varela Survey, City of Mexia, Limestone County, Texas, and being a part of that Don L. Ragland 2.81 acres tract described in deed recorded in Vol. 593, Page 125, Deed Records of Limestone County, Texas, and being more completely described as follows:

BEGINNING at a ½" dia. iron rod set in the East right of way line of State Highway 14 at the Southwest corner of said 2.81 acre tract, same being the Northwest corner of the Cull Ragland Estate 2.5 acres tract;

THENCE N. 43° 28' E. 200.00 ft. with the North line of said Cull Ragland Estate tract and with a fence to a ½" dia. iron rod set for corner;

THENCE N. 75° 29' 30" W. 98.23 ft. to a ½" iron rod set in the East right of way line of State Highway 14 for corner;

THENCE S. 14° 03' W. 175 feet with the East right of way line of State Highway 14 and with a fence to the point of beginning, containing 0.197 acres.

FIFTH TRACT: Being 0.304 acre situated in the P. Varela Survey, A-30, City of Mexia, Limestone County, Texas, adjacent to the East right of way line of State Highway 14, a part of that tract described in the deed from Don L. Ragland to Luis B. Chapa et ux recorded in Vol. 707, Page 153, Deed Records of Limestone County, Texas, said 0.304 acre being more particularly described by metes and bounds as follows:

BEGINNING at a set ½" iron rod in the East right of way line of State Highway 14 for Southwest corner of said Chapa tract and this tract, same being the Northwest corner of the Garry J. Patton called 0.197 acre tract of record in Vol. 948, Page 816;

THENCE N. 14° 03' 00" E. 114.68 ft. with the East right of way line of said Highway and with a fence for West line of Chapa tract to a set ½" iron rod in said fence line for Northwest corner of this tract, same being the Southwest corner of the residue of said Chapa tract;

THENCE S. 67° 28' 03" E. 152.32 ft. with the extended fence line on the North line of this tract to a set ½" iron rod in the Southeast line of said Chapa tract and Northwest line of the David Chambers called 1.492 acres tract out of that 2.669 acres tract of record in Vol. 877, Page 768, at the base of a chain-link fence corner post for Northeast corner of this tract, same being the Southeast corner of said Chapa tract residue, from which corner a found 2" steel pipe fence corner post in the Southeast line of said Chapa tract for most Northerly corner of said Chambers 1.492 acres tract bears N. 43° 28' 00" E. 106.18 ft;

THENCE S. 43° 28' 00" W. (basis of bearing from the previous deed description) 106.75 ft. with the Southeast line of said Chapa tract and Northwest line of said Chambers tract and with a fence, to a set ½" iron rod for Southeast corner of this tract and Northeast corner of said Patton tract, from which corner a found 3/8" iron rod in the Southeast line of said Patton tract bears S. 43° 28' 00" W. 200.00 ft.;

THENCE N. 75° 29' 30" W. 98.23 ft. with the South line of said Chapa tract and the North line of said Patton tract to the point of Beginning, containing 0.304 acres.

Note

Date: January 5, 2021

Amount: ONE HUNDRED FIFTY-ONE THOUSAND SEVEN HUNDRED FIFTY-EIGHT AND NO/100 DOLLARS (\$151,758.00)

Grantor: DAVID W. WELCH

Lender: REED BROTHERS, LC, a Texas limited liability company

Date of Sale of Property: April 6, 2021

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.

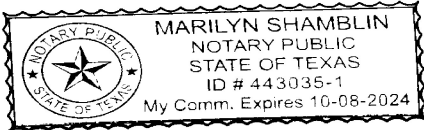
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission 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 12th day of March, 2021, by JUSTIN REED, and in the capacity therein stated.





NOTARY PUBLIC, STATE OF TEXAS