


LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2022-0010 RECORDED DATE: 03/24/2022 01:28:24 PM 
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OFFICIAL RECORDING COVER PAGE

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Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 934337 - 1 Doc(s) Document Page Count: 2 Operator Id: Clerk
RETURN TO: () JUSTIN REED PO BOX 1072 MEXIA, TX 76667	SUBMITTED BY: JUSTIN REED PO BOX 1072 MEXIA, TX 76667

DOCUMENT # : FC-2022-0010
 RECORDED DATE: 03/24/2022 01:28:24 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
Kerrie Cobb
 Limestone County Clerk

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 18, 2022

Deed of Trust

Date: March 6, 2013

Grantor: ERIC R. HENDERSON and wife, LATOSHA S. HENDERSON

Grantor's County: Limestone County, Texas

Beneficiary: CITIZENS STATE BANK fka FIRST NATIONAL BANK,
GROESBECK, TEXAS

Trustee: BRENT JONES

Recording Information: Document No. 20130989, Real Property Records of Limestone County, Texas and Modification and Extension Agreement dated March 6, 2018 and recorded in Document No. 20181246 of the Real Property Records of Limestone County, Texas

Property:

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, 1936 from John Bennett and wife, Willie Mae Bennett to Francis Beeson of record in Vol. 252, Page 58, Deed Records of Limestone County, Texas.

Note

Date: March 6, 2013

Amount: FIFTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS
(\$57,500.00)

Borrower: ERIC R. HENDERSON and wife, LATOSHA S. HENDERSON

Lender: CITIZENS STATE BANK fka FIRST NATIONAL BANK,
GROESBECK, TEXAS

Date of Sale of Property: May 3, 2022

Earliest time of Sale of Property: 10:30 a.m.

Place of Sale of Property: Front door of Limestone County Courthouse located at 200 West 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.

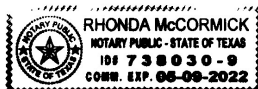
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.


BRENT JONES, TRUSTEE

STATE OF TEXAS

COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 13 day of March, 2020, by BRENT JONES, and in the capacity therein stated.




NOTARY PUBLIC, STATE OF TEXAS