

Copy of Original
Filed 11-12-19
Not Compared
or Verified

NOTICE OF TRUSTEE'S SALE

Date: November 12, 2019

Trustee: JANIS MASSEY

Trustee's Address: P.O. Box 1252, Mexia, Texas, 76667

Deed of Trust

Date: August 1, 2008

Grantor: KAREN A. SMITH and LLOYD C. SMITH

Lender: CENTEX CITIZENS CREDIT UNION

Recording Information: Volume 1291, Page 72, in the Real Property
Records of Limestone County, Texas

Property: Being a 1.74 acres tract of land situated in the Pedro Varela
Survey, A-30, Limestone County, Texas, a part of that 48.325 acres
tract described in the deed from Ben Evalyn Flatt to Grandon Britt
et al recorded in Vol. 948, Pg. 758, Deed Records of Limestone
County, Texas, said 1.74 acres being more particularly described in
Exhibit "A" attached hereto and incorporated here in for all legal
purposes.

Note

Date: August 1, 2008

Amount: FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000.00)

Borrower: KAREN A. SMITH and LLOYD C. SMITH

Lender: CENTEX CITIZENS CREDIT UNION

Date of Sale of Property: December 3, 2019

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

Place of Sale of Property: Front door of the 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 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 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.



JANIS MASSEY, TRUSTEE

STATE OF TEXAS
COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 12 day of November, 2019, by JANIS MASSEY, as Trustee on behalf of CENTEX CITIZENS CREDIT UNION.



NOTARY PUBLIC, STATE OF TEXAS

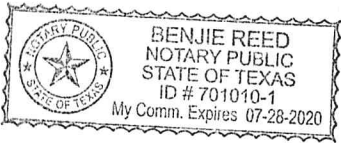


EXHIBIT "A" 00001440

BEING a 1.74 acres tract of land situated in the Pedro Varela Survey, A-30, Limestone County, Texas, a part of that 48.325 acres tract described in the deed from Ben Evalyn Flatt to Grandon Britt et al recorded in Vol. 948, Pg. 758, Deed Records of Limestone County, Texas, said 1.74 acres being more particularly described by metes and bounds as follows:

COMMENCING from a set ½" iron rod in the North line of F.M. Road 1633 and in the South line of said Britt tract at the South end of the centerline of a 30 ft wide access easement, said iron rod bears S 56°00'00" W, (basis of bearing from previous deed description) 503.51 ft from a found ½" iron rod in the north line of said road at the Southeast corner of said Britt tract;

THENCE N 42°12'23" W. with the centerline of said easement, at 1205.35 ft a set ½" iron rod for Southeast corner of a 1.29 acres tract surveyed this date and Southwest corner of a 2.29 acres tract surveyed this date, in all, 1582.31 ft to a set ½" iron rod for Southeast corner of this tract and the true point of BEGINNING, same being the Northeast corner of said 1.29 acres tract;

THENCE S 28°55'49" W. 247.15 ft to a set ½" iron rod in the West line of said Britt tract and in a fence line, same being the East line of the Jimmy Spurlock called 16.011 acres tract of record in Vol. 722, Pg. 6 for Southwest corner of this tract, same being the Northwest corner of said 1.29 acres tract;

THENCE N 41°04'11" W. 288.28 ft with the West line of said Britt tract and with a fence, same being the East line of said Spurlock tract to a set ½" iron rod at the base of an 8" cedar tree fence corner for Northwest corner of this tract;

THENCE N 48°55'49" E. 281.03 ft to a set ½" iron rod for Northeast corner of this tract, same the Northwest corner of said 2.29 acres tract;

THENCE S 41°12'23" E. 135.29 ft to a set ½" iron rod for an outside ell corner in the East line of this tract;

THENCE S 47°47'37" W. 39.60 ft to a set ½" iron rod for an inside ell corner in the East line of this tract;

THENCE S 42°12'23" E, at 102.26 ft the North end of the East one-half of said easement, in all, 152.26 ft to a set ½" iron rod on the centerline of said easement and the North end of the West one-half of said easement to the point of BEGINNING, containing 1.74 acres.

There is further specifically conveyed a 30 feet wide access easement in connection with said 2.29 acres tract described as follows:

BEING a 30 ft wide access easement situated in the Pedro Varela Survey, A-30, Limestone County, Texas, a part of that 48.325 acres tract described in the deed from Ben Evalyn Flatt to Grandon Britt et al recorded in Vol. 948, Pg. 758, Deed Records of Limestone County, Texas, the centerline of said easement being more particularly described by metes and bounds as follows:

BEGINNING at a set ½" iron rod in the North line of F.M. Road 1633 and in the South line of said Britt tract for the South end of the centerline of this easement, from which corner a found ½" iron rod in the North line of said road at the Southeast corner of said Britt tract bears N 56° 00" 00' E (basis of bearing from previous deed description) 503.51 ft;

THENCE N 42°12'23" W 1205.35 ft with the centerline of this easement to a set ½" iron rod for Southeast corner of a 1.29 acres tract surveyed this date and for Southwest corner of a 2.29 acres tract surveyed this date;

THENCE N 42°12'23" W, with the centerline of said easement, at 224.70 ft the Northeast corner of said 1.29 acres tract, and the Southeast corner of a 1.74 acres tract surveyed this date, same being the North end of the West one-half of this easement, in all, 274.70 ft to the North end of the East one-half of this easement.

00001440

Filed for Record in:
Limestone County

On: Nov 12, 2019 at 08:28A

By: Lederle Salazar

STATE OF TEXAS

COUNTY OF LIMESTONE

I hereby certify that this instrument was
filed on the date and time stamped hereon by me and
was duly recorded in the named records of:
Limestone County as stamped hereon by me.

Nov 12, 2019

Kerrie Cobb, County Clerk
Limestone County