

NOTICE OF TRUSTEE'S SALE

Copy of Original
Filed 1-15-19
Not Compared
or Verified

Date: January 15, 2019

Trustee: GREG STUBBS

Trustee's Address: P.O. Box 510, Mexia, Texas, 76667

Deed of Trust

Date: December 11, 2015

Grantor: ELADIO CHAIRES-TOVAR and wife,
MARIA DEL CARMEN GARCIA TRIANA

Lender: INCOMMONS BANK, N.A.

Recording Information: Document No. 20154293 in the Real Property
Records of Limestone County, Texas

Property:

Being all of that certain lot, tract or parcel of land located in the P. Varela Survey Abstract No. 30, Limestone County, Texas and being a called 10.80 acre tract of land known as Tract B6 of the Glenn Jones Addition (unrecorded) as described in Deed to David Koenig and wife, Dana Koenig recorded as Document No. 20132911 of the Deed Records of Limestone County, Texas and a called 10.25 acre tract of land known as Tract B8 of the Glenn Jones Addition (unrecorded) and described in Deed to David Eugene Koenig and wife, Dana Sue Koenig recorded in Volume 1374, Page 336 of the Deed Records of Limestone County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the southerly corner of said Tract B6, the easterly corner of Tract B7 of the said Glenn Jones Addition (unrecorded), and in the northwesterly line of Limestone County Road No. 462 from which a 1/2" iron rod found bears S. 54° 36' 51" W, 575.90 feet;

THENCE N 34° 24' 54" W, along the common line of said Tract B6 and said Tract B7, 424.87 feet to a 1/2" iron rod found at the westerly corner of said Tract B6, the southerly corner of said Tract B8 and an angle point in the northeasterly line of said Tract B7;

THENCE N 55° 36' 35" W, along the common line of said Tract B8 and said Tract B7, 496.35 feet to a 1/2" iron rod found at the westerly corner of said Tract B8, the northerly corner of said Tract B7 and in the southeasterly line of Limestone County Road No. 460 from which a 1/2" iron rod found bears S 25° 30' 31" W, 638.30 feet;

THENCE N 15° 51' 44" E, along the southeasterly line of said Limestone County Road No. 460 and the northwesterly line of said Tract B8, 668.87 feet to a 1/2" iron rod found at the northerly corner of said Tract B8 and the westerly corner of Tract B9 of the said Glenn Jones Addition (unrecorded) from which an angle iron found bears N 15° 51' 44" E, 1935.31 feet;

THENCE S 74° 10' 04" E, along the common line of said Tract B8 and said Tract B9, 700.43 feet to a 1/2" iron rod found at the southerly corner of said Tract B9,

the westerly corner of Tract B5 of the Glenn Jones Addition (unrecorded), the easterly corner of said Tract B8 and the northerly corner of said Tract B6;

THENCE S 34° 23' 00" E, along the common line of said Tract B6 and said Tract B5, 776.95 feet to a 1/2" iron rod found at the southerly corner of said Tract B5, the easterly corner of Tract B6 and in the northwesterly line of said Limestone County Road No. 462, from which a 1/2" iron rod found bears N 55° 36' 37" E, 753.76 feet;

THENCE S 55° 36' 37" W, along the northwesterly line of said Limestone County Road No. 462 and the southeasterly line of said Tract B6, 782.50 feet to the Point of Beginning and containing **21.05 acres** of land, more or less.
Basis of Bearings: Per northwesterly line of Tract B8, Vol. 1374, Pg. 336.

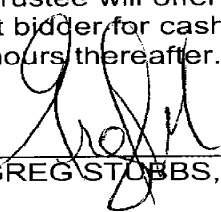
Note

Date: December 11, 2015
Amount: SIXTY-TWO THOUSAND FOUR HUNDRED SEVENTY-FIVE AND NO/100 DOLLARS (\$62,475.00)
Borrower: ELADIO CHAIRES-TOVAR
Lender: INCOMMONS BANK, N.A.

Date of Sale of Property: February 5, 2019
Earliest Time of Sale of Property: 10:00 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.

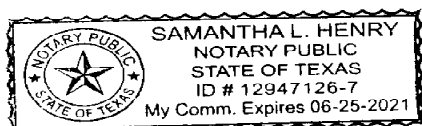
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter.

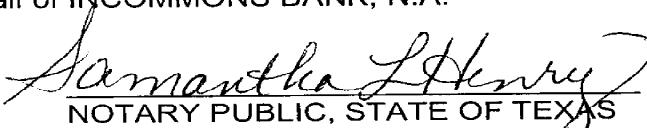


GREG STUBBS, TRUSTEE

STATE OF TEXAS
COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 15th day of January, 2019, by GREG STUBBS, Trustee on behalf of INCOMMONS BANK, N.A.





NOTARY PUBLIC, STATE OF TEXAS

00001379

Filed for Record in:
Limestone County

On: Jan 15, 2019 at 03:50P

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.

Jan 15, 2019

Kerrie Cobb, County Clerk
Limestone County