

**NOTICE OF TRUSTEE'S SALE**

Date: October 15, 2019

Deed of Trust

Date: March 8, 2013

Grantor: ANIQUAE NICOLE BANKS and husband, BRANDON EUGENE  
BANKS

Grantor's County: Limestone County, Texas

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

Trustee: JAMES BLACK

Recording Information: Document No. 20130979, Real Property Records of  
Limestone County, Texas

Property:

FIRST TRACT: Being a part of Subdivision 6 in Division H, City of Mexia,  
Limestone County, Texas, and described as follows:

BEGINNING at the Northwest corner of Subdivision 6 in Division H, at a point in  
Titus Street;

THENCE East with Titus Street 15 feet to stake for corner;

THENCE South and parallel with the West line of Subdivision 6, 85 ft. to stake for  
corner in A.N. Little's South line;

THENCE in a Westerly direction along the A.N. Little South line 15 feet to West  
line of Subdivision 6 in Division H;

THENCE North along the West line of Subdivision 6 in Division H, 85 feet to the  
place of beginning, and being the West 15 feet of that certain 90 x 85 feet  
conveyed by deed dated May 26, 1955, from Mrs. L.L. Rushing to A.N. Little,  
said deed being recorded in Vol. 421, Page 78, Deed Records, Limestone  
County, Texas.

SECOND TRACT: Being the East 50 feet of Subdivision 1 in Division H of the  
City of Mexia, Limestone County, Texas, according to the official map of said city  
of record in Vol. 2, Page 17, Plat Records, Limestone County, Texas.

THIRD TRACT: Being a certain part of Lot 1, Block 6, Division H of the city of  
Mexia, Limestone County, Texas, said tract or parcel of land being more  
specifically described as follows:

BEGINNING at the Southeast corner of a certain tract of land described in a  
deed from A.N. Little, et ux to D.O. Alexander, said deed being of record in  
Volume 514, Page 348 of the Deed Records of Limestone County, Texas;

THENCE East 93 feet along a fence to a point;

THENCE North 45 feet along a fence to a point;

THENCE West 93 feet along a fence to a point;

THENCE South 45 feet along the eastern boundary of the property described in a deed from A.N. Little, et ux to D.O. Alexander, to the place of beginning.

Note

Date: March 8, 2013

Amount: THIRTY-SIX THOUSAND ONE HUNDRED TWENTY-FIVE AND  
NO/100 DOLLARS (\$36,125.00)

Borrower: ANIQUAE NICOLE BANKS and BRANDON EUGENE BANKS

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

Date of Sale of Property: November 5, 2019

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

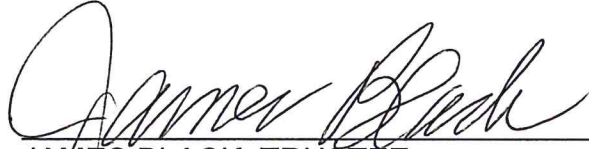
Place of Sale of Property: Front door of Limestone County Courthouse located at 200 W. State Street, Groesbeck, Limestone County, Texas.

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.

CITIZENS STATE BANKS

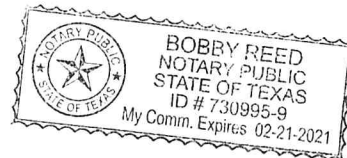
  
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JAMES BLACK, TRUSTEE

STATE OF TEXAS

COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 15<sup>th</sup> day of October, 2019, by JAMES BLACK, and in the capacity therein stated.

  
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NOTARY PUBLIC, STATE OF TEXAS



00001430

Filed for Record in:  
Limestone County

On: Oct 15, 2019 at 01:19P

By: Meagan Schaver

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.

Oct 15, 2019

Kerrie Cobb, County Clerk  
Limestone County