

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2021-0015 RECORDED DATE: 08/11/2021 12:31:35 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 5
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 847495 - 1 Doc(s) Document Page Count: 4 Operator Id: Lede	
RETURN TO: () REED & REED LLP PO BOX 1072 MEXIA, TX 76667	SUBMITTED BY: REED & REED LLP PO BOX 1072 MEXIA, TX 76667	
DOCUMENT # : FC-2021-0015 RECORDED DATE: 08/11/2021 12:31:35 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. <div style="display: flex; align-items: center;">  <div style="text-align: center;">  Kerrie Cobb Limestone County Clerk </div> </div>		

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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: July 30, 2021

Texas Home Equity Security Instrument

Date: July 10, 2018

Grantor: DAVID COURTNEY and DIXIE COURTNEY

Grantor's County: Limestone County, Texas

Beneficiary: COMMUNITY NATIONAL BANK & TRUST OF TEXAS

Trustee: RUSTY HITT

Recording Information: Document No. 20182867, Real Property Records of
Limestone County, Texas

Property:

Being all that certain tract situated in the State of Texas and the County of Limestone, being part of the M. C. Rejon Survey, Abstract No. 26, being 13.48 acres, more or less, and being all of a called 6.25 acre tract and all of a called 6.59 acre tract conveyed in a deed dated June 3, 2008, from Tammie Renne Stalinsky to Douglas Joe Stalinsky and recorded in Volume 1281, Page 891 of the Deed Records of Limestone County, Texas, and to which reference is hereby made to for any and all purposes. Said tract described as follows, to wit:

BEGINNING at a ½ inch iron rod capped "RPLS 4957" set for corner in a fence line in the east margin of County Road 735. Said point marking the southwest corner of the residue of a called 6.59 acre tract and the southwest corner of a 20 foot ingress egress easement conveyed to James C. Dyess and Connie E. Dyess by deed recorded in Volume 889, page 215 of the Deed Records of Limestone County, Texas, and the northwest corner of said 6.59 acre Stalinsky tract, from which a ½ inch iron rod found in the east margin of said county road marking the southwest corner of a called 1 acre tract conveyed to Charles J. Ward and Mary E. Ward by deed recorded in Volume 744, page 691 of the Deed Records of Limestone County, Texas, the northwest corner of said 20 foot easement and the northwest corner of said Dyess tract, bears North 27° 26' 57" West, 20.02 feet;

THENCE with the south line of said Dyess tract, the south line of said 20 foot easement and the north line of said 6.59 acre Stalinsky tract, North 62° 31' 48" East (Basis of Bearings), passing a ½ inch iron rod found at 166.08 feet, passing a ½ inch iron rod found at 508.80 feet, passing a 3 inch iron pipe at 678.30 feet, passing a ½ inch iron rod at 847.20 feet and continuing for a total distance of 982.72 feet (record call 983.11 feet) to a ½ inch iron rod found by a fence post in the west line of a called 14.01 acre tract conveyed to Charles S. Oujesky by deed recorded in Volume 892, Page 268 of the Deed Records of Limestone County, Texas and marking the

southeast corner of said Dyess tract and the northeast corner of said 6.59 acre Stalinsky tract;

THENCE with the general line of a fence, the west line of said 14.01 acre tract and the east line of said 6.59 acre Stalinsky tract as follows:

South 02° 13' 04" West, 41.86 feet to an 8 inch wood fence post for corner,

South 15° 46' 26" West, 63.94 feet to a tree stump at a fence corner,

South 01° 09' 55" East, 131.51 feet to a 36 inch double post oak at a fence corner and

South 02° 22' 42" West, 277.80 feet to a 22 inch tree stump at a fence corner;

THENCE with the west line of said 14.01 acre tract and the east line of said 6.59 acre Stalinsky tract, South 38° 19' 05" West, 78.05 feet to a 1 inch iron pipe found marking the southeast corner of said 6.59 acre Stalinsky tract and the northeast corner of said 6.25 acre tract;

THENCE with the west line of said 14.01 acre tract and the east line of said 6.25 acre tract, South 22° 28' 58" West, 206.46 feet to a ½ inch iron rod found marking the northwest corner of a called 5.25 acre tract conveyed to Charles S. Oujesky by deed recorded in Volume 892, Page 490 of the Deed Records of Limestone County, Texas and the southwest corner of said 14.01 acre tract;

THENCE with the general line of a fence, the west line of said 5.25 acre tract and the east line of said 6.25 acre tract as follows:

South 18° 10' 56" West, 374.39 feet to a 28 inch post oak at a fence corner,

South 08° 40' 51" West, 143.23 feet to an 8 inch tree stump at a fence corner, and

South 05° 03' 26" East, 92.16 feet to a ½ iron rod found at an ell corner of said 5.25 acre tract and marking the southeast corner of said 6.25 acre tract;

THENCE with a north line of said 5.25 acre tract and the south line of said 9.25 acre tract, South 63° 01' 17" West, 69.09 feet to a ½ inch iron rod capped "RPLS 4957" set for corner in the east margin of County Road 735;

THENCE with the east margin of said road and the west line of said 6.25 acre tract, North 32° 22' 09" West, 173.54 feet to a ½ inch iron rod capped "RPLS 4957" set for corner;

THENCE with the east margin of said road and the west line of said 6.25 acre tract, North 29° 55' 52" West, 495.69 feet to a set ½ inch iron rod capped "RPLSL 4957" set for corner;

THENCE with the east margin of said road, the west line of said 6.25 acre tract and the west line of said 6.59 acre Stalinsky tract, North 27° 26' 57" West, 400.46 feet to the Point of Beginning and containing **13.48 acres** of land, more or less.

Texas Home Equity Fixed/Adjustable Rate Note

Date: July 10, 2018

Amount: SEVENTY-EIGHT THOUSAND AND NO/100 DOLLARS
(\$78,000.00)

Borrower: DAVID COURTNEY and DIXIE COURTNEY

Lender: COMMUNITY NATIONAL BANK & TRUST OF TEXAS

Date of Sale of Property: September 7, 2021

Earliest time of Sale of Property: 11:30 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.

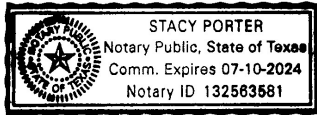


RUSTY HITT, TRUSTEE

STATE OF TEXAS

COUNTY OF NAVARRO

This instrument was acknowledged before me on the 3rd day of August, 2021, by RUSTY HITT, and in the capacity therein stated.



Stacy Porter
NOTARY PUBLIC, STATE OF TEXAS