

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2025-0052 RECORDED DATE: 11/07/2025 01:40:14 PM 
OFFICIAL RECORDING COVER PAGE	
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 1011086 - 1 Doc(s) Document Page Count: 3 Operator Id: Gina
RETURN TO: () GUARANTY BANK & TRUST N A 100 W ARKANSAS ST MOUNT PLEASANT, TX 75455 903-434-4250	SUBMITTED BY: GUARANTY BANK & TRUST N A 100 W ARKANSAS ST MOUNT PLEASANT, TX 75455 903-434-4250
DOCUMENT # : FC-2025-0052 RECORDED DATE: 11/07/2025 01:40:14 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 Limestone County Clerk	

PLEASE DO NOT DETACH
 THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

STATE OF TEXAS §
 §
COUNTY OF LIMESTONE §

WHEREAS, on May 9, 2022, **DownRange Properties, LLC** executed a Deed of Trust (the "Deed of Trust") conveying to Kirk L. Lee, Trustee, certain real property more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all improvements, fixtures and personal property located thereon or used in connection therewith and certain other personal property as more fully described in the Deed of Trust (all of the real and personal property covered by the Deed of Trust is hereinafter referred to as the "Property"), which Deed of Trust is recorded in Document Number 2022-0002503 of the Real Property Records of Limestone County, Texas; and

WHEREAS, the Deed of Trust secures, among other things, that certain indebtedness evidenced by that certain Promissory Note (as amended, the "Note") dated May 9, 2022 executed by DownRange Properties, LLC payable to Guaranty Bank & Trust, Division of Glacier Bank (formerly, Guaranty Bank & Trust, N.A.) in the original principal amount of \$128,000.00 (the Note and all other obligations owing to Holder under the Deed of Trust are hereinafter called the "Indebtedness"); and

WHEREAS, Guaranty Bank & Trust, Division of Glacier Bank (formerly, Guaranty Bank & Trust, N.A.) ("Holder") has all interest in, to and under the Note and Deed of Trust and in and to all other indebtedness secured by the Deed of Trust; and

WHEREAS, the undersigned Donna Hughes, whose address is 100 West Arkansas, Mt. Pleasant, Texas 75455, has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

WHEREAS, default has occurred pursuant to the provisions of the Deed of Trust, the Indebtedness is now wholly due, and Holder, being the owner and holder of said Indebtedness has requested the undersigned to sell the Property to satisfy the Indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, December 2, 2025, at 10:00 a.m.**, or within three hours after that time, the undersigned will sell the Property at the Limestone County Courthouse, Groesbeck, Texas, at the front door of the Limestone

County Courthouse, located at 200 W. State Street, Groesbeck, Limestone County, Texas or a place designated by the Limestone County Commissioner's Court in Limestone County, Texas, to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without any implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by Section 9.604(a) of the Texas Business and Commerce Code.

In the event that the sale of the Property is set aside for any reason, the purchaser shall be entitled only to a refund of sums paid. The purchaser shall have no other recourse against Grantor, Holder, any Trustee or substitute Trustee, or Holder's attorney.

WITNESS my and this 7 day of November, 2025.

Donna Hughes

Name: Donna Hughes

Substitute Trustee

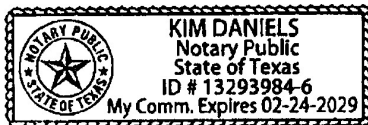
Address: 100 West Arkansas Street

Mt. Pleasant, Texas 75455

Phone: 903-572-9881

THE STATE OF TEXAS
COUNTY OF TITUS

This instrument was acknowledged before me on the 7 day of November, 2025, by Donna Hughes, Substitute Trustee, in the capacity therein stated.



Kim Daniels

Notary Public in and for the State of Texas

Exhibit "A"

All that certain lot, tract, or parcel of land situated in the 4th Period Survey District 29, Limestone County, Texas, and being all of a certain 10.87 acre tract described by deed recorded in Document: 2020-003326 of the Deed Records of Limestone County, Texas. Said tract or parcel of land being more fully described by meter and bounds as follows:

BEGINNING at a found 3/8" iron rod for the most easterly southeast corner of this tract and the above contained 10.87 acre tract located in the west margin of Limestone County Road 103;

THENCE North 86°31'47" West a distance of 248.50 feet to a found 3/8" iron rod for an old corner of this tract;

THENCE South 18°41'44" West a distance of 180.51 feet to a found 3/8" iron rod for the most southerly southeast corner of this tract;

THENCE North 77°44'18" West a distance of 240.18 feet to a found 3/8" iron rod for the most southerly southwest corner of this tract;

THENCE North 10°52'02" East a distance of 256.46 feet to a found 3/8" iron rod for an old corner of this tract;

THENCE North 82°19'54" West a distance of 110.17 feet to a found 3/8" iron rod for an old corner of this tract;

THENCE South 44°10'43" West a distance of 203.75 feet to a found 1/2" iron rod for the most westerly southeast corner of this tract located on the east R.O.W. of Highway 14;

THENCE with said R.O.W. North 5°14'14" East a distance of 146.24 feet to a found 3/8" iron rod for the most westerly northwest corner of this tract;

THENCE North 57°34'45" East a distance of 132.41 feet to a found 3/8" iron rod for an old corner of this tract;

THENCE North 5°32'58" East a distance of 47.11 feet to a found 3/8" iron rod for the northwest corner of this tract;

THENCE with the line of directional control South 72°59'51" East a distance of 464.42 feet to a found 3/8" iron rod for the most northerly northwest corner of this tract;

THENCE South 10°38'28" West a distance of 183.62 feet to a found 1/2" iron rod for an old corner of this tract;

THENCE South 78°22'43" East a distance of 245.52 feet to a found 3/8" iron rod for the most easterly northwest corner of this tract located in said west margin of Limestone County Road 103;

THENCE with said margin South 11°27'21" West a distance of 466.46 feet to the place of beginning and containing 10.87 acres of land.