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## NOTICE OF TRUSTEE'S SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. PROPERTY TO BE SOLD. The property to be sold is described as follows:

Being 3.39 acres (formerly referred to as 3.52 acres) and 1.98 acres all as described by metes and bounds in Exhibit "A" and Exhibit "B" attached hereto and incorporated herein by reference.

2. DATE, TIME, AND PLACE OF SALE. The sale is scheduled to be held at the following date, time, and place:

**DATE:** December 1, 2015

**TIME:** The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.

**PLACE:** Limestone County Courthouse in Groesbeck, Texas, at the following location: At the front door of the Limestone County courthouse, facing State Street, Groesbeck, Texas 76642.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be re-posted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such re-posting or re-filing may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction 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.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Rex C. Doss and Dana Doss. The deed of trust is dated March 26, 2015, and is recorded in the Real Property Records of Limestone County, Texas, under County Clerk's file Number 20151098.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations")

including but not limited to (1) the promissory note in the original principal amount of \$129,541.07 executed by Rex C. Doss and Dana Doss and payable to the order of First National Bank, Groesbeck, Texas, and (2) all renewal and extensions of the note. First National Bank, Groesbeck, Texas is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

6. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Trustee to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as substitute trustee to conduct the sale.

DATED: November 6, 2015.



Name: WANDA S. FEWELL,

Trustee

Address: P. O. Box 711, Groesbeck, Texas 76642

Telephone: 254-729-3054

20151098

## EXHIBIT "A"

**FIRST TRACT:** BEING 3.52 acres of land out of the Andres Varela League in Limestone County, Texas, on the North edge of the City of Groesbeck, Texas, and being part of a 13.65 acre tract described in a deed from O. W. Sadler to Mary Beck as recorded in Vol. 453, on Page 597 of the Deed Records of Limestone County, Texas, said 3.52 acres being more fully described by metes and bounds as follows: BEGINNING at an iron stake at corner post in the East right-of-way line of State Highway No. 14 which is the N. W. corner of the Mary Beck 13.65 acre tract and the S. W. corner of the Gus LaFoy 1.98 acre tract now owned by Wesley Capps and others; THENCE S. 73° E. 429 feet along the LaFoy South line to the S. E. corner of same at an iron stake at fence corner; THENCE S. 30° 11' E. 461 feet along the N. E. corporate line of the City of Groesbeck to an iron stake for the N. E. corner of the Beck 13.65 acre tract being a point in the West ROW line of the T. & N. O. Railroad; THENCE S 33° W 63.5 feet along said ROW line to an iron stake for the S. E. corner of this tract and the N. E. corner of the Everett A. Killyon 1.735 acre tract; THENCE N. 57° 15' W. 774 feet to an iron stake in the East ROW line of State Highway No. 14 for the N. W. corner of the 150 ft. by 150 ft. lot where Everett A. Killyon brick vapor dwelling now stands; THENCE N. 14° 42' E. 167.5 feet along a curved radius to the left to the place of beginning, containing 3.52 acres of land, more or less, as surveyed on the ground during the month of May, 1969, by Ernest Fletes III, Registered Public Surveyor No. 1444.

**SECOND TRACT:** Being a part of the A. Varela XI League Grant, also being a part of the land sold by O. W. Sadler to Mary Beck et al by deed of record in Vol. 453, Page 597 of the Deed Records of Limestone County, Texas and BEGINNING S. 8-1/2 W. 100 feet from the intersection of the City Limits of the Town of Groesbeck with new State Highway No. 14, to a stake in the South line of said Highway No. 14; THENCE S. 9-1/2 W. 162 feet to a stake in said S. line of Highway No. 14; THENCE S. 11-1/2 W. 162 feet to a stake in said S. line of said Highway 14; THENCE S. 72 E. 433 feet to a stake in said E. City Limit line; THENCE N. 31-1/2 W. 502 feet along said E. line to a stake on the S. E. corner of Snider Tract; THENCE S. 31° W. 128 feet to a S. W. corner of said E. L. Snider tract; THENCE N. 55 W. 89 feet to the place of beginning, containing 1.38 acres, according to actual survey made on the ground by Walter W. Leach, Public Surveyor No. 66.

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20151098

Filed for Record in:  
Limestone County

On: Nov 06, 2015 at 01:57P

By: Olga Guzman

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 06, 2015

Peggy Beck, County Clerk  
Limestone County

**EXHIBIT "B"**

Fieldnotes to that certain lot, tract, or parcel of land situated in the A. Varela Survey, A-29, City of Groesbeck, Limestone County, Texas, being 3.39 acres, more or less, and being all of a called 3.52 acre tract, referred to as First Tract, as described in a deed executed July 30, 2005, from Stephen B. Hirth, et al to Rex C. Doss, et ux and recorded in Volume 1181, Page 48, Deed Records, Limestone County, Texas, to which reference is hereby made to for any and all purposes. Said tract described as follows, to wit:

Beginning at a ½" iron rod found for the southeast corner of the referenced tract and the northeast corner of a called 2.254 acre tract conveyed to HFD Filtration, LLC by deed of record in Volume 1146, Page 605. Same being northwesterly of and 150 feet perpendicular to the centerline of the Union Pacific Railroad right of way and from which a ½" iron rod found for the southeast corner of said 2.254 acre tract bears S30° 35'51"W 155.25 feet (record distance is 149.80 feet);

THENCE NORTH 58°33'08" WEST 677.07 feet, (record call for the referenced tract is 774 feet and for the 2.254 acre tract is 676.30 feet) with the common line of the referenced tract and said 2.254 acre tract, to a ½" iron rod (capped R.P.L.S. 4957) set for the common western corner of said tracts in the curving southeasterly right of way of State Highway 14 (150' wide right of way);

THENCE in a northeasterly direction along a curve to the left, said right of way, and with the westerly line of the referenced tract (CA=02°51'56", R=3349.05 feet, LC=N12°52'57"E 167.48 feet) at 167.50 feet a capped ½" iron rod set for this northwest corner, the southwest corner of a twelve foot wide easement described this same date, and the southwest corner of a called 1.98 acre tract, referred to as Second Tract, described in the referenced deed;

THENCE SOUTH 74°43'52" EAST 419.74 feet (record call for the First Tract is S73°E 429 feet and record call for the Second Tract is S72°E 433 feet), with the common line of said First and Second Tracts, to a capped ½" iron rod set for this northeast corner, the southeast corner of said Second Tract, and the southeast corner of said Twelve foot easement. Same being in the southwesterly line of a called 20.717 acre tract conveyed to Vogel manufacturing by deed of record in Volume 602, Page 933. From said point a 3/8" iron rod found at a northwestern corner of said 20.717 acre tract and the southern corner of a called 4.99 acre tract conveyed to John T. McNeil by deed of record in Volume 621, Page 396, bears N33°04'49"W 230.32 feet;

THENCE SOUTH 33°04'49" EAST 362.47 feet (record call is S30°31'E 461 feet) with the common line of the referenced First Tract and said 20.717 acre tract, to a capped ½" iron rod set for this eastern corner in the northwester right of way of the aforesaid railroad. From said point a 3/8" iron rod found at he occupied southern corner of said 20.717 acre tract bears S33°11'49"E 108.07 feet;

THENCE SOUTH 31°25'57" WEST 119.83 feet (record call is S33°W 63.5 feet), along said northwesterly right of way and with the easterly line of the referenced First Tract, to the Point of Beginning and containing 3.39 acres, more or less, as shown on the accompanying survey plat of even date herewith.

Bearing Note: Bearings are based on the centerline of the Southern Pacific Railroad using a bearing of N31°25'57"E.