




LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2024-0013 RECORDED DATE: 05/10/2024 10:50:40 AM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 4
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 995652 - 1 Doc(s) Document Page Count: 3 Operator Id: Olga	
RETURN TO: () STEPHEN G JOHNSON & ASSOCIATES PLLC 122 BRIDGE STREET MARLIN, TX 76661	SUBMITTED BY: STEPHEN G JOHNSON & ASSOCIATES PLLC 122 BRIDGE STREET MARLIN, TX 76661	
<p>DOCUMENT # : FC-2024-0013 RECORDED DATE: 05/10/2024 10:50:40 AM</p> <p>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.</p> <div style="display: flex; align-items: center;">  <div style="text-align: center;">  Kerrie Cobb Limestone County Clerk </div> </div>		

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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

You, **HELEN SMITH**, are hereby notified that on Tuesday, June 4, 2024, between the hours of 10:00 A.M. and 1:00 P.M., at the North Entrance steps of the Courthouse in Limestone County, Texas, located at 200 W. State in the City of Groesbeck, County of Limestone, State of Texas, I, the undersigned, will sell at public auction to the highest bidder for cash the following real property:

Being a 0.447 acre tract situated in Subdivisions 3 and 4, Division XXXVII (37), City of Groesbeck, Limestone County, Texas, a part of that tract described in the deed to Kay Kennedy Williams et vir, recorded in Vol. 1025, Pg. 561, Deed Records of Limestone County, Texas (L.C.D.R.) and Division XXXVII filed in the official plat of record in Vol. 1, Pg. 40, Plat Records of Limestone County, Texas, said 0.447 acre tract being more particularly described in Exhibit "A" attached.

The earliest time that the sale will begin is: 10:00 a.m.

The sale will be concluded no later than 1:00 p.m.

The address or other common designation of this real property is: 1009 Angeline Street, Groesbeck, Limestone County, Texas 76642.

This sale will be made to satisfy the debt evidenced by the promissory note dated March 10, 2016, in the original principal sum of \$135,000.00, executed by you as Maker to **JOSE BENITEZ** as payee, and secured by and pursuant to the power of sale conferred in the deed of trust dated March 10, 2016 (referred to in this notice as the Deed of Trust). The Deed of Trust was executed by you to STEPHEN G. JOHNSON as Trustee for the benefit of **JOSE BENITEZ**, and was recorded as Document Number 20160841 in the Official Public Records of Limestone County, Texas.

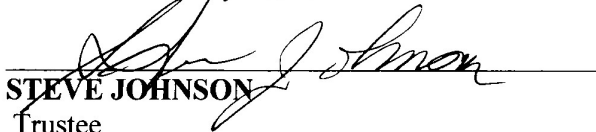
JOSE BENITEZ, whose address is 105 CR 173, Marlin, Texas 76661 has requested me, the undersigned, to enforce this trust by selling the real property because you are in default in the payment of the note described in the Deed of Trust.

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.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable.

You now owe **JOSE BENITEZ** the full sum due under your note and deed of trust. Your debt has been accelerated because you failed to cure the default as was requested in the Notice of Intent to Accelerate sent to you on April 10, 2024, as specified in the Notice of Intent to Accelerate.

Dated: May 10, 2024



STEVE JOHNSON
Trustee
122 Bridge Street
Marlin, Texas 76661
Falls County

20160841

HANEY SURVEYING SERVICES
281 LCR 824 Groesbeck, Texas 76642
Tel. No. 254-562-6954
Fax. No. 254-562-2278

Description of: 0.447 Acre, Part of Subdivisions 3 and 4, Division XXXVII (37) City of Groesbeck, Limestone County, Texas.
Owner: Kay Kennedy Williams et ux

BEING a 0.447 acres tract situated in Subdivisions 3 and 4, Division XXXVII (37), City of Groesbeck, Limestone County, Texas, a part of that tract described in the deed to Kay Kennedy Williams et vir recorded in Vol. 1025, Pg. 561, Deed Records of Limestone County, Texas (L.C.D.R.) and Division XXXVII filed in the official plat of record in Vol. 1, Pg. 40, Plat Records of Limestone County, Texas, said 0.447 acre being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" iron rod in the East right of way line of Angeline St. for the Northwest corner of said K. Williams tract and this tract, same being the Westerly Southwest corner of the Fred Copeland et ux called 25.00 acres tract of record in Instrument No. 20130959, L.C.D.R.;

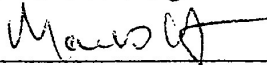
THENCE N.57°33'05"E. (basis of bearing-Instrument No. 20130959, L.C.D.R. 155.99 ft. with the North line of said K. Williams tract and the South line of said Copeland tract to a found ½" iron rod at a fence corner post for the Northeast corner of said K. Williams tract and this tract, same being an ell corner in the South line of said Copeland tract;

THENCE S.33°54'01"E. along a fence, and with the East line of said K. Williams tract and the Southwest line of said Copeland tract, at 99.95 ft. a found ½" iron rod at an exterior ell fence corner fence for an ell corner in the South line of said Copeland and an el corner in the North line of the Brian Williams called 10.32 acres tract of record in Vol. 1305, Pg. 814, L.C.D.R., continuing with a fence and the Northwest line of said Brian Williams tract, in all 125.00 ft. to a set ½" iron rod for the Southeast corner of this tract;

THENCE S.57°33'05"W. 155.99 ft. with a division line through said K. Williams tract to a set ½" iron rod in the East line of said Angeline Street and the West line of said K. Williams tract for the Southwest of this tract;

THENCE N.33°53'27"W. 125.00 ft. with the West line of said K. Williams tract and the East line of Angeline St. to the point of BEGINNING, containing 0.447 acres.

The foregoing description was prepared from that plat dated February 6, 2016 that represents the facts found from that survey made on the ground under my supervision.



Mark D. Haney, R.P.L.S. No. 5841
Haney Surveying Services
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