




| | | |
|--|---|-------------|
| LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504 | DOCUMENT #: FC-2024-0016 RECORDED DATE: 05/13/2024 01:40:21 PM  | |
| OFFICIAL RECORDING COVER PAGE | | Page 1 of 4 |
| Document Type: FORECLOSURE Transaction Reference: Document Reference: | Transaction #: 995711 - 1 Doc(s) Document Page Count: 3 Operator Id: Olga | |
| RETURN TO: () MARTIN SHOWERS SMITH & MCDONALD LLP ATTORNEYS AT LAW PO BOX 257 HILLSBORO, TX 76645 | SUBMITTED BY: MARTIN SHOWERS SMITH & MCDONALD LLP ATTORNEYS AT LAW PO BOX 257 HILLSBORO, TX 76645 | |
| DOCUMENT # : FC-2024-0016 RECORDED DATE: 05/13/2024 01:40:21 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> | | |

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 SUBSTITUTE TRUSTEE'S SALE**Date:** April 9, 2024**Deed of Trust****Date:** March 11, 2016**Grantor:** Larry Lee Smith & wife, Colbi Rene Smith**Grantor's County:** Limestone**Beneficiary:** Citizens State Bank Hubbard, Texas**Trustee:** Kerry W. Feller**Substitute Trustee:** Michael W. McDonald**Substitute Trustee's Address:** P.O. Box 257, Hillsboro, TX 76645**Recording Information:** Instrument No. 20160895, Limestone County Official Public Records**Property:**

All that certain lot, tract or parcel of land being 164.76 acres out of the J. Trent Survey, A-538, Limestone County, Texas, and described on Exhibit A attached hereto and made a part hereof for all purposes, SAVE AND EXCEPT, however, 9.21 acres, J. Trent Survey, A-538 Limestone County, Texas, more particularly described in Exhibit B attached hereto and made a part hereof for all purposes.

Note**Date:** March 11, 2016**Amount:** \$225,000**Debtor:** Larry Lee Smith & wife, Colbi Rene Smith**Holder:** Citizens State Bank Hubbard, Texas**Date of Sale of Property (first Tuesday of month):** July 2, 2024**Earliest Time of Day at which Sale will Occur:** 10:00 a.m.**Place of Sale of Property (including county):** The front door of the Limestone County Courthouse located at 200 W. State Street, Groesbeck, Limestone County, Texas.

Because of default in performance of the obligations of the Deed of Trust, the Substitute Trustee will sell the property "as is" by public auction to the highest bidder for cash at the place and date specified. The net proceeds of the sale shall be applied to the balance owed on the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

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.



Michael W. McDonald, Substitute Trustee

BEING a 184.78 acres tract of land situated in the J. Trent Survey, A-638, and J. Parterson Survey, A-449, Limestone County, Texas, and being the residue of that called 177 acres SECOND TRACT described in the deed dated September 1, 1991 from Freddie Daniels to Jackie Daniels Payne recorded in Vol. 920, Pg. 18, Deed Records of Limestone County, Texas, said 184.78 acres being more particularly described by metes and bounds as follows:

BEGINNING at a concrete right of way marker on the West side of F.M. Road 73 at the South end of a right of way curve at a point of transition for a corner in the East line of this tract, said corner being 60.00 ft. measured perpendicular from said highway centerline;

THENCE S.24°04'10"W. 142.82 ft. with said right of way line to a set 1/2" iron rod at a point of transition for an angle corner in the East line of this tract, said corner being 50.00 ft. measured perpendicular from the highway centerline;

THENCE S.28°40'00"W. (base of bearing from Vol. 540, Pg. 411, Texas Highway Dept. right of way deed) with said right of way line, at 887.48 ft. a set 1/2" iron rod for reference at a utility box corner, in all, 737.48 ft. to a point in the centerline of an old county road and in the South line of said SECOND TRACT for Southeast corner of this tract, same being the Northeast corner of the residue of the Loyie O. McReynolds called 330 acres tract of record in Vol. 584, Pg. 438;

THENCE S.57°32'02"W. with the centerline of said old county road, at 987.18 ft. a point from which a set 1/2" iron rod for reference in the North margin of said road at the base of a 6" cedar fence corner post bears N.29°04'21"W. 18.00 ft., in all, 1486.81 ft. to a set 1/2" iron rod in the East line of that called 33-1/3 acres SECOND TRACT formerly owned by R. B. Gordon of record in Vol. 323, Pg. 254, for Southwest corner of said Payne SECOND TRACT and this tract, same being the Northwest corner of said McReynolds tract;

THENCE N.30°26'48"W. with the West line of said Payne SECOND TRACT and the East line of said Gordon SECOND TRACT, at 806.00 ft. a 24" oak tree fence corner for angle corner in a fence, at 839.20 ft. a set 1/2" iron rod at the base of a cross-tie fence corner post, continuing with a fence line and the East line of said Gordon SECOND TRACT and that called 140.6 acres FIRST TRACT formerly owned by R. B. Gordon of record in Vol. 323, Pg. 254, in all, 2540.74 ft. to a set 1/2" iron rod at the base of a cross-tie fence corner post for Northwest corner of said SECOND TRACT and this tract, same being an ell corner of said Gordon FIRST TRACT;

THENCE N.59°34'37"E. with a fence for North line of said Payne SECOND TRACT and South line of said Gordon FIRST TRACT, at 810.28 ft., a set 1/2" iron rod for reference at the base of a 4" cedar fence corner post, continuing with the extension of said fence line, in all, 1222.32 ft. to a set 1/2" iron rod for an ell corner in the North line of said SECOND TRACT and this tract, same being a Southeastery corner of said Gordon FIRST TRACT;

THENCE N.30°26'23"W. 412.87 ft. to a set 1/2" iron rod in the South line of that called 78.52 acres THIRD TRACT formerly owned by R. B. Gordon of record in Vol. 323, Pg. 254 for an ell corner in the North line of said Payne SECOND TRACT

THENCE N.58°58'57"E. 1643.94 ft. with a fence for North line of said Payne SECOND TRACT and this tract, same being the South line of said Gordon THIRD TRACT and the Joann S. Bass Called 124-1/2 acres tract of record in Vol. 1042, Pg. 584, to a set 1/2" iron rod at the base of a 4" cedar fence corner post for Northeast corner of said Payne SECOND TRACT and this tract, same being the Northwest corner of the Billie C. McReynolds called 4.5986 acres FOURTH TRACT of record in Vol. 798, Pg. 895;

THENCE S.20°08'20"E. 1767.41 ft. with the East line of said Payne SECOND TRACT and this tract, same being the West line of said Billie McReynolds FOURTH TRACT and THIRD TRACT of record in Vol. 798, Pg. 895, to a set 1/2" iron rod in the West right of way line of F.M. Road 73 for angle corner in the East line of said Payne SECOND TRACT and this tract;

THENCE 8.1°28'48"E. 194.42 ft. with said right of way line to a found concrete highway marker at a point of curvature in the East line of this tract;

THENCE in a Southerly direction with said right of way curve having a radius of 1372.60 ft., a central angle of 30°23', and a long chord bearing S.13°19'44"W. 719.38 ft. to the point of BEGINNING, containing 184.78 acres.

EXHIBIT A, solo page

9.21 Acres

All that certain lot, tract or parcel of land, part of the J. Trent Survey, Abstract No. 538, Limestone County, Texas and being part of that certain called 164.76 acre tract described in a deed to Larry Lee Smith from G.L. Harris and Carolyn Harris in Volume 1364, Page 495 of the Real Property Records of Limestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at a corner in the Southeast line of the above mentioned 164.76 acre tract and being in the center of County Road No. 217, from which the Southeast corner of the 164.76 acre tract bears North 57 deg. 32 min. 02 sec. East - 351.77 ft. and a 1/2" iron rod (set) at a fence corner bears North 38 deg. 48 min. 08 sec. West - 20.45 ft.;

THENCE South 57 deg. 32 min. 02 sec. West with the Southeast line of the 164.76 acre tract and generally with the center of County Road No. 217, a distance of 615.55 ft. to a South corner of this tract;

THENCE North 28 deg. 55 min. 23 sec. West across the 164.76 acre tract and with a fence, at 18.20 ft. pass a 1/2" iron rod (set) at a fence corner and continue a total distance of 208.44 ft. to a 1/2" iron rod (set) at a fence intersection;

THENCE South 64 deg. 36 min. 56 sec. West continuing across the 164.76 acre tract and with a fence, a distance of 419.70 ft. to a 1/2" iron rod (set) at a fence intersection;

THENCE North 43 deg. 32 min. 02 sec. West continuing across the 164.76 acre tract and with a fence, a distance of 238.30 ft. to a 1/2" iron rod (set) at a fence corner;

THENCE in an easterly direction continuing across the 164.76 acre tract and generally with a fence as follows:

North 24 deg. 31 min. 51 sec. East a distance of 476.52 ft. to a 1/2" iron rod (set),
South 52 deg. 30 min. 18 sec. East a distance of 79.37 ft. to a 1/2" iron rod (set),
South 38 deg. 44 min. 25 sec. East a distance of 147.87 ft. to a 1/2" iron rod (set),
North 84 deg. 16 min. 39 sec. East a distance of 448.38 ft. to a 1/2" iron rod (set) and
North 68 deg. 16 min. 42 sec. East a distance of 192.24 ft. to a 1/2" iron rod (set) at a fence corner for the easterly North corner of this tract;

THENCE South 38 deg. 48 min. 08 sec. East continuing across the 164.76 acre tract and with a fence, a distance of 295.85 ft. to the place of beginning and containing 9.21 acres of land.

The bearings recited herein are based on the Southeast line of a called 164.76 acre tract described in Volume 1364, Page 495 of the Real Property Records of Limestone County, Texas