

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2024-0031 RECORDED DATE: 09/10/2024 09:33:01 AM 
OFFICIAL RECORDING COVER PAGE	
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 998965 - 1 Doc(s) Document Page Count: 3 Operator Id: Clerk
RETURN TO: () REED & REED LLP PO BOX 1072 MEXIA, TX 76667 254-562-5547	SUBMITTED BY: REED & REED LLP PO BOX 1072 MEXIA, TX 76667 254-562-5547
DOCUMENT # : FC-2024-0031 RECORDED DATE: 09/10/2024 09:33:01 AM 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
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***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

NOTICE OF TRUSTEE'S SALE

Date: September 5, 2024

Deed of Trust

Date: September 2, 2020

Grantor: TIMOTHY WAYNE KRAUSE, JR., and wife, NANCY CAROL KRAUSE

Grantor's County: Limestone County, Texas

Lender: REED BROTHERS, L.C.

Trustee: JUSTIN REED

Recording Information: Document No. 2020-0003532, Real Property Records of Limestone County, Texas

Property:

BEING a tract of land in Limestone County, Texas out of the A. Varela XI League Grant, and being the same parcel of land conveyed to w. J. Cannon by deed dated January 2, 1962, from G. E. Copeland recorded in Vol. 484, Page 450 and by deed dated January 16, 1962 from C. R. Noles recorded in Volume 485, Page 35 and by deed dated September 10, 1969, from C. R. Noles recorded in Volume 553, Page 519, all in the Deed Records of Limestone County, Texas and described as follows:

BEGINNING at the Northeast corner of Wells Realty Co. tract on the Western Right-of-Way line of State Highway No. 14;

THENCE North 49° 24' West with Wells' Northern boundary 282.9 feet to the Northwest corner of Wells in the Eastern Right-of-Way line of old State Highway No. 14;

THENCE North 43° 47' East with the East with the Eastern right-of-way line of old Highway No. 14, 511.1 feet to a point and continuing with the said right-of-way line North 54° 46' East 132.2 feet to a ¾" iron pipe found on the Southwest corner of the Hugh Lynd tract;

THENCE South 28° 36' East with Lynd's Southern boundary 269.0 feet to an iron rod set in the Western right-of-way line of State Highway No. 14 at Lynd's Southeast corner;

THENCE South 49° 10' West with the Western right-of-way line 275.1 feet to a point, continuing with the said right-of-way South 38° 08' West 271.2 feet to the place of beginning, containing **3.65 acres** of land, more or less.

SAVE AND EXCEPT 282.9 X 200 X 281.1 X 220 ft. described in deed dated October 18, 1983 from Silas Landen et ux to Curtis Lewis et ux of record in Vol. 714, Page 736, Deed Records of Limestone County, Texas.

REED & REED, L.L.P.
Benjie Reed
P.O. Box 1072
Mexia, Texas 76667
254-562-5547

SAVE AND EXCEPT: Being a 0.154 acres tract situated in the Andres Varela Survey, A-29, Limestone County, Texas, adjacent to the Southeast side of old Highway 14 (LCR 402), a part of that called 3.65 acres tract described in the deed dated June 12, 1984 from Silas Landen et ux to Richard West et ux recorded in Vol. 725, Pg. 355, Deed Records of Limestone County, Texas, and being the same tract conveyed to Sue West Kimbrell in the will of Richard West of record in Vol. 126, Page 805, Probate Records of Limestone County, Texas, said 0.154 acres being more particularly described by metes and bounds as follows:

COMMENCING from a found ½" iron rod in the East margin of LCR 402 at the Northwest corner of the Donald Gene Dockery tract of record in Vol. 1016, Pg. 845, said corner bears from a found nail with a tin disc in the centerline of the pavement of LCR 402 N. 28° 43' 05" E. 69.97 ft. (basis of bearing from State of Texas tract in Vol. 247, Pg. 180) to a found nail with a tin disc, continuing with the said pavement centerline N. 33° 18' 41" E. 88.75 ft., N. 37° 00' 26" E. 43.55 ft., N. 41° 43' 55" E. 70.66 ft., N. 47° 55' 56" E. 49.24 ft., and N. 52° 13' 01" E. 43.82 ft. to a point in said pavement center;

THENCE S. 37° 46' 59" E. 47.61 ft. perpendicular with said pavement center to said Dockery Northwest corner, said pavement center being approx.. 2.4 ft. in an easterly direction from the centerline of said road right of way;

THENCE S. 48° 10' 13" W. 60.00 ft. with the Southeast margin of said road to a set ½" iron rod for Southwest corner of said Dockery tract and the true point of BEGINNING of this tract;

THENCE S 41° 50' 47" 75.00 ft. with the South line of said Dockery tract to a set ½" iron rod for Southeast corner of said Dockery tract and the Northeast corner of this tract;

THENCE S. 40° 59' 47" W. 90.00 ft. to a set ½" iron rod for Southeast corner of this tract;

THENCE N. 41° 50' 47" W. 75.00 ft. to a set ½" iron rod in the Southeast margin of LCR 402 and the Northwest line of said Kimbrell tract for Southwest corner of this tract;

THENCE N. 40° 59' 47" W. 90 ft. with the Southeast margin of said road and the Northeast line of said Kimbrell tract to the point of BEGINNING, containing **0.154 acres**.

Note

Date: September 2, 2020

Amount: FORTY THOUSAND AND NO/100 DOLLARS (\$40,000.00)

Grantor: TIMOTHY WAYNE KRAUSE, JR., and wife, NANCY CAROL KRAUSE

Lender: REED BROTHERS, L.C.

Date of Sale of Property: October 1, 2024

REED & REED, L.L.P.
Benjie Reed
P.O. Box 1072
Mexia, Texas 76667
254-562-5547

Earliest time of Sale of Property: 10:30 a.m.

Place of Sale of Property: Front door of Limestone County Courthouse located at 200 W. 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.

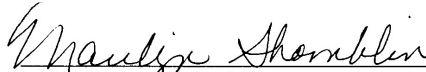
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



JUSTIN REED, TRUSTEE

STATE OF TEXAS
COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 5th day of September, 2024, by JUSTIN REED, and in the capacity therein stated.


NOTARY PUBLIC, STATE OF TEXAS