



<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2024-0035 <b>RECORDED DATE:</b> 10/03/2024 10:48:25 AM 
<b>OFFICIAL RECORDING COVER PAGE</b>	
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<b>Document Type:</b> FORECLOSURE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 999565 - 1 Doc(s) <b>Document Page Count:</b> 3 <b>Operator Id:</b> Gina
<b>RETURN TO:</b> () LAW OFFICE OF WILLIAM BALLARD PLLC 108 S ECHOLS CALDWELL, TX 77836	<b>SUBMITTED BY:</b> LAW OFFICE OF WILLIAM BALLARD PLLC 108 S ECHOLS CALDWELL, TX 77836
<p>DOCUMENT # : FC-2024-0035          RECORDED DATE: 10/03/2024 10:48:25 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;">   <b>Kerrie Cobb</b>  <b>Limestone County Clerk</b> </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 Foreclosure Sale****Deed of Trust ("Deed of Trust"):**

**Dated:** January 3, 2023

**Grantors:** LARRY LEE SMITH and wife, COLBI RENE SMITH

**Trustee:** AARON K. FLENCHEER

**Lender:** Citizens State Bank

**Recorded in:** Deed of Trust dated January 3, 2023, executed by LARRY LEE SMITH and COLBI RENE SMITH, recorded in Document Number 2023-0000025, Official Records of Limestone County, Texas to Trustee for Citizens State Bank.

**Secures:** Promissory Note ("Note") in the original principal amount of \$349,500.00, executed by LARRY LEE SMITH and COLBI RENE SMITH ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

**Legal Description:**

All that certain 9.21 acre tract or parcel of land, part of the J. Trent Survey, Abstract No. 538, Limestone County, Texas, and being a 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. More particularly described in the attached and incorporated Exhibit "A."

**Secures:** Promissory Note ("Note") in the original principal amount of \$349,500.00, executed by LARRY LEE SMITH and COLBI RENE SMITH ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

**Foreclosure Sale:**

**Date:** Tuesday, November 5, 2024

**Time:** The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

**Place:** Limestone County Courthouse, the front door which faces State Street or as designated by the county commissioners  
200 W. State St.  
Groesbeck, Texas 76642

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Citizens State Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Citizens State Bank, the owner and holder of the Note, has requested the Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Citizens State Bank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Citizens State Bank's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, the Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

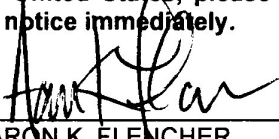
If Citizens State Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Citizens State Bank. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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.

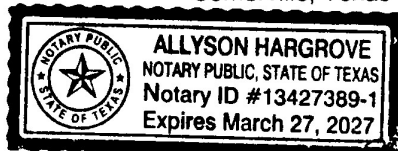
Pursuant to section 51.0075(a) of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee.

**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.**



AARON K. FLENCHE  
155 8th Street  
Somerville, Texas 77879

STATE OF TEXAS  
COUNTY OF BURLESON



This instrument was acknowledged before me on the 30 day of September 2024 by  
Aaron K. Flencher

  
Notary Public, State of Texas

**EXHIBIT "A"****Legal Description  
For Larry Lee Smith  
J. Trent Survey, Abstract No. 538  
Limestone County, Texas****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 ½" 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 ½" iron rod (set) at a fence corner and continue a total distance of 208.44 ft. to a ½" 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 ½" 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 ½" 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 ½" iron rod (set),  
South 52 deg. 30 min. 18 sec. East a distance of 79.37 ft. to a ½" iron rod (set),  
South 38 deg. 44 min. 25 sec. East a distance of 147.87 ft. to a ½" iron rod (set),  
North 84 deg. 16 min. 39 sec. East a distance of 448.38 ft. to a ½" iron rod (set) and  
North 68 deg. 16 min. 42 sec. East a distance of 192.24 ft. to a ½" 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.