


LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2025-0009 RECORDED DATE: 02/04/2025 02:54:31 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 3
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 1002599 - 1 Doc(s) Document Page Count: 2 Operator Id: Clerk	
RETURN TO: () BENJIE REED PO BOX 1072 MEXIA, TX 76667	SUBMITTED BY: BENJIE REED PO BOX 1072 MEXIA, TX 76667	
DOCUMENT # : FC-2025-0009 RECORDED DATE: 02/04/2025 02:54:31 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.		
	 Kerrie Cobb Limestone County Clerk	

PLEASE DO NOT DETACH

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**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

Date: February 4, 2025

Deed of Trust

Date: August 9, 2013

Grantor: CARL. D. BRITTON, Sr. and ALTA M. BRITTON

Grantor's County: Limestone County, Texas

Beneficiary: CENTEX CITIZENS CREDIT UNION

Substitute Trustee: TAMI GRIFFIN

Recording Information: Document No. 20133521, Real Property Records of
Limestone County, Texas

Property:

BEING a 2.11 acre tract of land situated in the Andres Varela Survey, A-29 Limestone County, Texas, and being that tract called 2.144 acres in the deed dated July 12, 1981 from Preston Turner et al to Neil Drake et ux recorded in Vol. 683, Pg. 213, Deed Records of Limestone County, Texas, sad 2.11 acres being more particularly described by metes and bounds as follows:

BEGINNING at set 1/2" iron rod in the East margin of said old County Road 450 and in boundary line of the residue of the Wilburn P. Turner called 85.1 acre tract of record in Vol. 423, Pg. 489, for northeast corner of said 2.144 acre tract and this tract;

THENCE S 38°29'00" E 484.00 ft with a fence for east line of said 2.14 acre tract residue of said Turner tract to a set 1/2" iron rod for southeast corner of said 2.144 acre tract and this tract;

THENCE S 51°11'00" W 233.50 ft to a set 1/2" iron rod for southwest corner of said 2.144 acre tract and this tract;

THENCE N 32°36'00" W 433.40 ft along a fence to a set 1/2" iron rod in the south margin of said old County Road 450 for northwest corner of this tract;

THENCE N 53°25'00" E 133.40 ft with the south margin of said road to a set 1/2" iron rod for angle point corner in the North line of this tract;

THENCE N 5°03'17" E. 80.92 ft with said road margin to the point of beginning containing 2.11 acres.

BEING the above tract is the same and identical land deeded by Neil Drake et us to Charles L. Self and Shanda Self by deed dated March 7, 2007, and recorded in Vol. 1234, Page 305, et seq, of the Real Property Records of Limestone County, Texas, reference to same being here made for all proper purposes

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

Note

Date: August 9, 2013

Amount: FORTY-ONE THOUSAND THREE HUNDRED EIGHTY AND NO/100 DOLLARS (\$41,380.00)

Maker: CARL D. BRITTON, SR. and ALTA M. BRITTON

Lender: CENTEX CITIZENS CREDIT UNION

Date of Sale of Property: March 4, 2025

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.

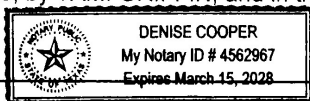
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATION GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED 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 March 4, 2025, Trustee will offer the Property for sale at public auction at the Front door of Limestone County Courthouse located at 200 W. State Street, Groesbeck, Limestone County, Texas, to the highest bidder for cash "AS IS". The sale will begin at 10:30 a.m. 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.

Tami Griffin
TAMI GRIFFIN, SUBSTITUTE TRUSTEE

STATE OF TEXAS
COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 4th day of Feb, 2025, by TAMI GRIFFIN, and in the capacity therein stated.



Denise Cooper
NOTARY PUBLIC, STATE OF TEXAS

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