

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2020-0028 RECORDED DATE: 08/07/2020 11:21:49 AM 
OFFICIAL RECORDING COVER PAGE	
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Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 833813 - 1 Doc(s) Document Page Count: 2 Operator Id: Jan
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DOCUMENT # : FC-2020-0028 RECORDED DATE: 08/07/2020 11:21:49 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.	
	 Kerrie Cobb Limestone County Clerk

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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

“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.”

Notice of Trustee's Sale

Date: August 7, 2020

Trustee: Stephen Reed

Trustee's Address: P.O. Box 349, Groesbeck, Texas 76642

Mortgagee: Saltwatercreek Ranch, L.L.C.

Note: Note dated June 15, 2017, executed by Sherri Lewis, a single woman to Saltwatercreek Ranch, L.L.C.

Deed of Trust

Date: June 15, 2017

Grantor: Sherri Lewis, a single woman

Mortgagee: Saltwatercreek Ranch, L.L.C.

Recording information: Clerk's Document Number 20172987 of the Real Property Records of Limestone County, Texas.

Property:
BEING Lots 1 and 2, Spanish Hills Addition, Unit #6, City of Mexia, Limestone County, Texas, according to the map of said addition of record in Cabinet 1, Page 3 and reindexed in Plat #404, Plat Records, Limestone County, Texas.

County: Limestone County

Date of Sale (first Tuesday of month): September 1, 2020

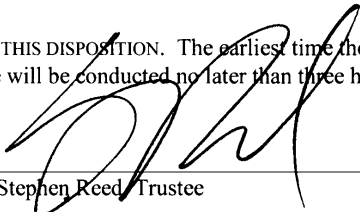
Time of Sale: The earliest time the sale will be held is 11:30 A.M. and said sale will begin no later than 2:30 P.M.

Place of Sale: At the front door (which is the door facing State Street) of the Limestone County Courthouse in Groesbeck, Texas.

Stephen Reed is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE

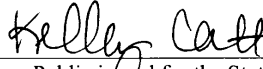
LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



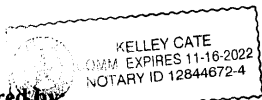
Stephen Reed, Trustee

THE STATE OF TEXAS
COUNTY OF LIMESTONE

This instrument was acknowledged before me on this 7th day of August, 2020, by Stephen Reed, in the capacity therein stated.



Notary Public in and for the State of Texas



Prepared by:
Reed & Reed, L.L.P.
Attorneys at Law
217 W. State Street/P.O. Box 349
Groesbeck, Texas 76642