

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2021-0018 RECORDED DATE: 08/31/2021 04:46:39 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 3
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 848109 - 1 Doc(s) Document Page Count: 2 Operator Id: Clerk	
RETURN TO: () REED & REED LLP PO BOX 1072 MEXIA, TX 76667	SUBMITTED BY: REED & REED LLP PO BOX 1072 MEXIA, TX 76667	
<p>DOCUMENT # : FC-2021-0018 RECORDED DATE: 08/31/2021 04:46:39 PM</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;">  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: August 31, 2021

Deed of Trust

Date: November 2, 2018

Grantor: Whaquin Parker and wife, Adrionna Parker

Grantor's County: Limestone County, Texas

Beneficiary: Reed Brothers, L.C., a Texas limited liability company

Trustee: Stephen Reed

Recording Information: Deed of Trust dated November 2, 2018 and recorded in Document No. 20184398 and said Deed of Trust being transferred to Reed Brothers, L.C., a Texas Limited liability company and recorded in Transfer of Lien dated November 21, 2020 and recorded in Document No. 2020-0004720, Real Property Records of Limestone County, Texas

Property:

BEING a portion of and out of that certain 149.58 acres of land, more or less, out of the Pedro Varela XI League Grant, Abstract No. 30, Limestone County, Texas, as recorded in Volume 724, Page 112, Deed Records of Limestone County, Texas, according to the plat thereof recorded in Plat Cabinet No. 1, Plat 60, of the Plat Records of Limestone County, Texas and being described as follows:

Tract (42) of Beaver Lake Subdivision, a subdivision in Limestone County, Texas according to the plat thereof recorded in Plat Cabinet No. 1, Plat 60, of the Plat Records of Limestone County, Texas.

Note

Date: November 2, 2018

Amount: FORTY EIGHT THOUSAND SIX HUNDRED AND NO/100 DOLLARS
(\$48,600.00)

Borrower: Whaquin Parker and wife, Adrionna Parker

Lender: Reed Brothers, L.C., a Texas limited liability company

Date of Sale of Property: October 5, 2021

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.

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

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.


STEPHEN REED, TRUSTEE

STATE OF TEXAS

COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 31 day of August 2021, by STEPHEN REED, and in the capacity therein stated.




NOTARY PUBLIC, STATE OF TEXAS