


LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2021-0028 RECORDED DATE: 11/02/2021 01:25:05 PM 
OFFICIAL RECORDING COVER PAGE	
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 850259 - 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
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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>  Kerrie Cobb Limestone County Clerk </div> </div>	

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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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: November 2, 2021

Deed of Trust

Date: September 5, 2019

Grantor: JOSE DAVILA and wife, LIZETTE DAVIA-DIAZ

Grantor's County: Limestone County, Texas

Trustee: BENJIE REED

Recording Information: Deed of Trust recorded in Document No. 20193544, and Assumption Deed dated May 14, 2020 recorded in Document No. 2020-0001766 Real Property Records of Limestone County, Texas

Property:

Being Lots 3 and 4, in Block 1-B, of Division LXII (62), Grammer School Addition, City of Mexia, Limestone County, Texas, according to the map of said city of record in Plat #513-514 (formerly in Vol. 2, Page 17), Plat Records, Limestone County, Texas

Note

Date: September 5, 2019

Amount: THIRTY-SIX THOUSAND AND NO/100 DOLLARS (\$36,000.00)

Borrower: JOSE DAVILA and LIZETTE DAVILA-DIAZ

Lender: JAV PROPERTIES, a Texas general partnership, consisting of Justin E. Reed, Allyson S. Stanton, and Valarie K. Friday

Date of Sale of Property: December 7, 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.

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.



BENJIE REED, TRUSTEE

STATE OF TEXAS

COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 2nd day of November, 2021, by BENJIE REED, and in the capacity therein stated.



NOTARY PUBLIC, STATE OF TEXAS

