

<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2022-0019 <b>RECORDED DATE:</b> 05/12/2022 01:50:04 PM 	
<b>OFFICIAL RECORDING COVER PAGE</b>		Page 1 of 3
<b>Document Type:</b> FORECLOSURE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 935972 - 1 Doc(s) <b>Document Page Count:</b> 2 <b>Operator Id:</b> Kerrie	
<b>RETURN TO:</b> () REED & REED LLP PO BOX 1072 MEXIA, TX 76667	<b>SUBMITTED BY:</b> REED & REED LLP PO BOX 1072 MEXIA, TX 76667	
DOCUMENT # : FC-2022-0019 RECORDED DATE: 05/12/2022 01:50:04 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.  <div style="display: flex; align-items: center;">  <div style="text-align: center;">   <b>Kerrie Cobb</b>            Limestone County Clerk         </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 TRUSTEE'S SALE**

Date: May 11, 2022

Deed of Trust

Date: February 27, 2017

Grantor: ERIC DANIEL PORTILLO and wife, SONIA GARCIA

Grantor's County: Limestone County, Texas

Lender: STEPHEN FRIDAY and wife, VALARIE FRIDAY and transferred to BENJIE REED

Trustee: JUSTIN REED

Recording Information: Deed of Trust dated February 27, 2017 and recorded in Document No. 20170895 and Transfer of Lien dated March 9, 2017 and recorded in Document No. 20171877, Real Property Records of Limestone County, Texas

Property:

BEING all of Lots 22 and 23, the East 15 feet of Lot 26, and the West 38 feet of Lot 19 of the Resubdivision of Subdivisions A and B, Division XXXVI (36) in the City of Mexia, Limestone County, Texas, according to the plat of said city of record in Vol. 2 Page 17 of the Plat Records of Limestone County, Texas, said tract of land fronting 153 ft. on Commerce St. and extending 125 ft. in depth.

And being the same property conveyed to Emille N. Miller by Joe C. Eakin et ux, et al b y deed dated Nov. 6, 1970 and of record in Vol. 560, Page 591, Deed Records of Limestone County, Texas, to which deed and record thereof reference is here made for all proper purposes.

Note

Date: February 27, 2017

Amount: FIFTY-FOUR THOUSAND AND NO/100 DOLLARS (\$54,000.00)

Borrower: ERIC DANIEL PORTILLO and wife, SONIA GARCIA

Lender: STEPHEN FRIDAY and wife, VALARIE FRIDAY and transferred to BENJIE REED

Date of Sale of Property: June 7, 2022

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.

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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.

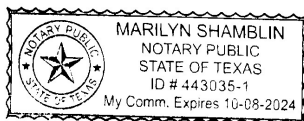
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

  
JUSTIN REED, TRUSTEE

STATE OF TEXAS

COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 11<sup>th</sup> day of May, 2022, by JUSTIN REED, and in the capacity therein stated.



  
NOTARY PUBLIC, STATE OF TEXAS