



LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2023-0044 RECORDED DATE: 12/08/2023 09:07:42 AM 
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OFFICIAL RECORDING COVER PAGE		Page 1 of 3
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Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 952055 - 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

DOCUMENT # : FC-2023-0044
 RECORDED DATE: 12/08/2023 09:07:42 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

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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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: December 8, 2023

Trustee: Bobby Reed

Trustee's Address: P.O. Box 349/217 W. State Street, Groesbeck, Texas 76642

Mortgagee: Chuck Radney and spouse, Carol Radney

Note: July 22, 2022, executed by John F. Mullen and payable to Chuck Radney and spouse, Carol Radney

Deed of Trust

Date: July 22, 2022

Grantor: John F. Mullen

Mortgagees: Chuck Radney and spouse, Carol Radney

Recording information: Clerk's Document Number 2022-0003323, Official Public Records of Limestone County, Texas.

Property:

BEING Lot 10 and the West One-Half of Lot 11 (the half of Lot 11 adjacent to Lot 10), in Block 2, of the **JAMES E. ELGIN ADDITION** of the City of Buffalo, Leon County, Texas, according to the plat of said Addition duly recorded in Vol. 1, No. 222, Env. 33-A, Map Records, Leon County, Texas, the same property described in the deed from Ray Waters and wife, Bennie Waters, to Mabel Donner dated November 12, 1999, and recorded in Vol. 1033, Page 419, Official Records, Leon County, Texas.

County: Limestone County

Date of Sale (first Tuesday of month): January 2, 2024


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.

Bobby 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

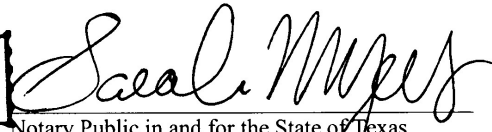
BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.


Bobby Reed, Trustee

THE STATE OF TEXAS
COUNTY OF LIMESTONE

This instrument was acknowledged before me on this 8th day of December, 2023, by Bobby 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