

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2023-0050 RECORDED DATE: 12/15/2023 01:46:38 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 3
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 952274 - 1 Doc(s) Document Page Count: 2 Operator Id: Olga	
RETURN TO: () LOWELL O DUNN PC PO BOX 507 CORSICANA, TX 75151	SUBMITTED BY: LOWELL O DUNN PC PO BOX 507 CORSICANA, TX 75151	
<p>DOCUMENT # : FC-2023-0050 RECORDED DATE: 12/15/2023 01:46:38 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

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 SUBSTITUTE TRUSTEE'S SALE**Date:** December 13, 2023**Substitute Trustee:** Lowell Olsen Dunn**Lender/Holder:** Medress Finance, LLC

Note: Promissory Note, dated May 10, 2022, in the original principal sum of \$233,000.00, executed by RGP Investment, LLC, a Texas limited liability company and payable to the order of Secured Investment High Yield Fund II, LLC, an Idaho limited liability company

Deed of Trust**Date:** May 10, 2022**Grantor:** RGP Investment, LLC, a Texas limited liability company**Lender:** Secured Investment High Yield Fund II, LLC, an Idaho limited liability company**Recording Information:** Instrument No. 2022-0001927, Official Records of Limestone County, Texas.**Property:****TRACT ONE:**

BEING a 0.4224 acre tract situated in the Block 79, City of Groesbeck, Limestone County, Texas, and being all of Lots 7 and 8, Block 79 and the East 10 ft. of an alley adjoining Lot 6 described in the deed to Elias Turrubiarte, et ux, recorded in Vol. 623, Pg. 411, Deed Records of Limestone County, Texas (L.C.D.R.) and all of that Lot 6, Block 70 described in the deed to Elias Turrubiarte, et ux, recorded in Vol. 841, Pg. 75, L.C.D.R, and the official plat of the City of Groesbeck, recorded in Vol. 2, Pg. 44, Plat Records of Limestone County, Texas; said 0.4224 acre being more particularly described by metes and follows:

BEGINNING at a set ½" iron rod at the intersection of Houston Street and Yeagua Street for the Southeast corner of said Lot 8, Block 79 and this tract;

THENCE N 56°00' W with the North line of said Yeagua Street, at 50.00 ft. the Southwest corner of said Lot 8 and the Southeast corner of said Lot 7, at 100.00 ft. the Southwest corner of said Lot 7 and the Southeast corner of said Lot 6, at 150.00 ft. the Southwest corner of said Lot 6 and the Southeast corner of the intersection of an alley and the North line of said Yeagua Street, in all 160.00 ft. to a set ½" iron rod in the centerline of said alley for the Southwest corner of this tract;

THENCE N 34°00' E 115.00 ft. with the centerline of said alley to a set ½" iron rod for the Northwest corner of this tract;

THENCE S 56°00' E at 10.00 ft. a point for a T-intersection of adjoining alley and the Northwest corner of said Lot 6, continuing with the South line of said alley, at 60.00 ft. the Northeast corner of said Lot 6 and the Northwest corner of said Lot 7, at 110.00 ft. the Northeast corner of said Lot 7 and the Northwest corner of said Lot 8, in all 160.00 ft. to a set ½" iron rod at the intersection of the South line of said alley and the West line of said Houston Street for the Northeast corner of said Lot 8 and this tract;

THENCE S 34°00' W 115.00 ft. with the East line of said Lot 8 and the West line of said Houston Street to the point of BEGINNING, containing 0.4224 acre.

TRACT TWO:

BEING an 0.0172 acre tract situated in the Block 79, City of Groesbeck, Limestone County, Texas, and being part of that Lot 11 described in the deed to Elias Turrubiarte, et ux, recorded in Vol. 623, Pg. 411, Deed Records of Limestone County, Texas (L.C.D.R.), and the official plat of the City of Groesbeck, recorded in Vol. 2, Pg. 44, Plat Records of Limestone County, Texas; said 0.4224 acre being more particularly described by metes and follows:

BEGINNING at a set ½" iron rod at the intersection of Houston Street and the North line of an alley for the Southeast corner of said Lot 11 and this tract;

THENCE N 56°00' W 50.00 ft. with the North line of said Lot 11 and the North line of said alley to a set ½" iron rod for the Southwest corner of said Lot 11 and this tract, same being the Southeast corner of Lot 10;

THENCE N 34°00' E 15.00 ft. with the West line of said Lot 11 and the East line of said Lot 10 to a set ½" iron rod for the Northwest corner of this tract, same being the Southwest corner of James Truett;

THENCE S 56°00' E 50.00 ft. with a division line through said Lot 11 and the South line of said Truett tract to a set ½" iron rod in the East line of said Lot 11 and the West line of said Houston Street for the Northeast corner of this tract, same being the Southeast corner of said Truett tract;

THENCE S.34°00'W. 115.00 ft. with the East line of said Lot 11 and the West line of said Houston Street to the point of BEGINNING, containing 0.0172 acre.

County: Limestone

Date of Sale of Property (first Tuesday of month): February 6, 2024

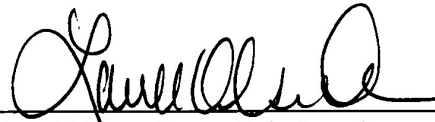
Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m.

Place of Sale: The front door of the Limestone County Courthouse, 200 West State Street, Groesbeck, Limestone County, Texas 76642.

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.

Lender/Holder has appointed Lowell Olsen Dunn as Substitute Trustee under the Deed of Trust. Lender/Holder has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash "AS IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Lowell Olsen Dunn, *Substitute Trustee*