

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2020-0046 RECORDED DATE: 12/29/2020 11:33:48 AM 
OFFICIAL RECORDING COVER PAGE	
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 839843 - 1 Doc(s) Document Page Count: 2 Operator Id: Lede
RETURN TO: () REED & REED LLP PO BOX 1072 MEXIA, TX 76667	SUBMITTED BY: REED & REED LLP PO BOX 1072 MEXIA, TX 76667
DOCUMENT # : FC-2020-0046 RECORDED DATE: 12/29/2020 11:33:48 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

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: December 29, 2020

Deed of Trust

Date: December 2, 2019

Grantor: TRISTAN HOBBS and wife, SHAMIRA HOBBS

Grantor's County: Limestone County, Texas

Lender: G. DAVID BOLDEN and wife, PATRICIA E. BOLDEN

Trustee: JUSTIN REED

Recording Information: Document No. 2019-0000170, Real Property Records of Limestone County, Texas

Property:

BEING Lot 15 of Washington Heights Addition out of Subdivision 7 and 10 of Division LXXII (72) in the City of Groesbeck, Limestone County, Texas, according to the official map of said addition of record in Vol. 3, Page 12, Plat Records of Limestone County, Texas.

Note

Date: December 2, 2019

Amount: FORTY THOUSAND AND NO/100 DOLLARS (\$40,000.00)

Borrower: TRISTAN HOBBS and wife, SHAMIRA HOBBS

Lender: G. DAVID BOLDEN and wife, PATRICIA E. BOLDEN

Date of Sale of Property: February 2, 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 NATIONAL 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.

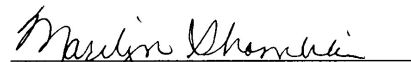
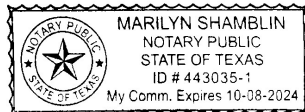


JUSTIN REED, TRUSTEE

STATE OF TEXAS

COUNTY OF TEXAS

This instrument was acknowledged before me on the 28 day of December, 2020, by JUSTIN REED, and in the capacity therein stated.



NOTARY PUBLIC, STATE OF TEXAS