



<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2021-0010 <b>RECORDED DATE:</b> 05/11/2021 01:42:42 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> 844631 - 1 Doc(s) <b>Document Page Count:</b> 2 <b>Operator Id:</b> Meagan	
<b>RETURN TO:</b> () BENJIE REED	<b>SUBMITTED BY:</b> BENJIE REED	
DOCUMENT # : FC-2021-0010 RECORDED DATE: 05/11/2021 01:42:42 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>  <b>Limestone County Clerk</b> </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, 2021

Deed of Trust

Date: July 11, 2018

Grantor: DEANITE LAMONT BROWN and wife, ARELY AVILA BROWN

Grantor's County: Limestone County, Texas

Beneficiary: ANNIE WU MASON

Trustee: JUSTIN REED

Recording Information: Document No. 20182949, Real Property Records of  
Limestone County, Texas

Property:

Being Lot Nine (9), Block Six (6), Mexia Addition, City of Mexia, Limestone  
County, Texas, according to the official plat of said City of Mexia of record  
in Plat #513-514 (formerly Vol. 2, Page 17 and Vol. 37, Page 88), Plat  
Records of Limestone County, Texas.

Note

Date: July 11, 2018

Amount: THIRTY SEVEN THOUSAND FIVE HUNDRED AND NO/100  
DOLLARS (\$37,500.00)

Borrower: DEANITE LAMONT BROWN and wife, ARELY AVILA BROWN

Lender: ANNIE WU MASON

Date of Sale of Property: June 1, 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, 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

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**REED & REED, L.L.P.**  
Benjie Reed  
P.O. Box 1072  
Mexia, Texas 76667  
254-562-5547

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, 2021, by JUSTIN REED, and in the capacity therein stated.

  
NOTARY PUBLIC, STATE OF TEXAS

