

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2023-0001 RECORDED DATE: 01/03/2023 10:48:48 AM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 2
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 942297 - 1 Doc(s) Document Page Count: 1 Operator Id: Lede	
RETURN TO: () JOHN MALONE 5400 BOSQUE BLVD STE 308 WACO, TX 76710	SUBMITTED BY: JOHN MALONE 5400 BOSQUE BLVD STE 308 WACO, TX 76710	
<p>DOCUMENT # : FC-2023-0001 RECORDED DATE: 01/03/2023 10:48:48 AM</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 TRUSTEE'S SALE

Date: December 28, 2022

Trustee: John Malone

Trustee's Street Address: 5400 Bosque Blvd., Ste. 308, Waco, Texas 76710

Lender: Centurion Financial Corporation

Note

Date: September 7, 2010

Borrower: Reginald D. Shed and spouse, Angelique R. Shed

Payee: Centurion Financial Corporation

Principal Amount: \$46,078.29

Deed of Trust

Date: September 7, 2010

Grantor: Reginald D. Shed and spouse, Angelique R. Shed

Trustee: John Malone

Original Beneficiary: Centurion Financial Corporation

Recording information: Document No. 00103583, Volume 1350, Page 371 in the Official Public Records of Limestone County, Texas

Property: Lots 16 and 17, Block B, W.D. Pittman Addition in Division "R", City of Mexia, according to the map of record in Volume 2, page 17, Plat Record, Limestone County, Texas and more commonly known as 521 W. Hopkins Street, Mexia, Texas 76667.

Modification: (most recently modified and extended)

Date: September 27, 2017

Recording information: Document #20173966 in the Official Public Records of Limestone County, Texas

Obligor: Reginald D. Shed and spouse, Angelique R. Shed

Holder of Note: Centurion Financial Corporation

County: Limestone

Date of Sale (first Tuesday of month): February 7, 2023

Time of Sale: 10:00 a.m. or within three hours thereof

Place of Sale: Front door of the Limestone County Courthouse in Groesbeck, Texas.

John Malone is the Trustee under the Deed of Trust. Lender 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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

NOTICE: Assert and protect your rights as a member of the armed forces to 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.



JOHN MALONE, TRUSTEE
(254) 772-3722