


LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2023-0006 RECORDED DATE: 02/03/2023 01:06:33 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 3
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 943120 - 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-2023-0006 RECORDED DATE: 02/03/2023 01:06:33 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;">  Kerrie Cobb Limestone County Clerk </div> </div>		

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***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

NOTICE OF TRUSTEE'S SALE

Date: February 3, 2023

Deed of Trust

Date: May 20, 2022

Grantor: ABEL DELAMORA and wife, IRIS DELAMORA

Grantor's County: Limestone County, Texas

Beneficiary: ABEL DELAMORA and wife, IRIS DELAMORA

Trustee: BENJIE REED

Recording Information: Document No. 2022-0002082, Real Property Records of
Limestone County, Texas

Property:

BEING all of Lots 11 and 12, Block Six (6), Grammar School Addition to the City of Mexia, Limestone County, Texas and being a part of the property conveyed by deed dated October 29, 2019 from the City of Mexia to Abel Delamora, filed of record in Document 2193108, Real Property Records of Limestone County, Texas

Note

Date: May 20, 2022

Amount: NINE THOUSAND AND NO/100 DOLLARS (\$9,000.00)

Lender: ABEL DELAMORA and wife, IRIS DELAMORA

Holder: ABEL DELAMORA and wife, IRIS DELAMORA

Date of Sale of Property: March 7, 2023

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 NATION 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 March 7, 2023, 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.


BENJIE REED, TRUSTEE

STATE OF TEXAS

COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 3rd day of February, 2023, by GREG TATE, and in the capacity therein stated.


NOTARY PUBLIC, STATE OF TEXAS

