

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2024-0012 RECORDED DATE: 04/15/2024 03:14:07 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 4
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 993977 - 1 Doc(s) Document Page Count: 3 Operator Id: Clerk	
RETURN TO: () SCOTT WILSON 120 S ELLIS GROESBECK, TX 76642 254-729-3221	SUBMITTED BY: SCOTT WILSON 120 S ELLIS GROESBECK, TX 76642 254-729-3221	
DOCUMENT # : FC-2024-0012 RECORDED DATE: 04/15/2024 03:14:07 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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Notice of Foreclosure Sale

April 15, 2024

Deed of Trust ("Deed of Trust"):

Dated: November 28, 2017

Grantor: Fredia Lynn Brown

Trustee: R. Scott Wilson

Lender: Emmanuel Villansenor

Recorded in: Instrument No. 20174613 of the real property records of Limestone County, Texas

Legal Description: Being the East 20 feet of Lots 1 and 2 and all of Lots 11 and 12, Subdivision 2B, Division XLVIII (48), City of Mexia, Limestone County, Texas according to the map of said city of record in Volume 2, Page 17, Plat Records, Limestone County, Texas

Secures: Promissory Note ("Note") in the original principal amount of \$83,000.00, executed by Fredia Lynn Brown ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Foreclosure Sale:

Date: Tuesday, June 4, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: the front steps on the north side of courthouse

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Emmanuel Villansenor's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Emmanuel Villansenor, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Emmanuel Villansenor's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Emmanuel Villansenor's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

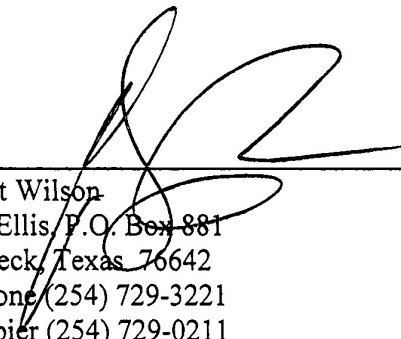
If Emmanuel Villansenor passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Emmanuel Villansenor. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.



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