


LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2019-0006 RECORDED DATE: 12/17/2019 10:32:18 AM 
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OFFICIAL RECORDING COVER PAGE		Page 1 of 3
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Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 824000 - 1 Doc(s) Document Page Count: 2 Operator Id: Jan
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RETURN TO: () BENJIE REED PO BOX 1072 WACO, TX 76667	SUBMITTED BY: BENJIE REED PO BOX 1072 WACO, TX 76667
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DOCUMENT # : FC-2019-0006
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I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the named records of Limestone County.



Kerrie Cobb
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 12, 2019

Deed of Trust

Date: March 6, 2019

Grantor: SHAUN JOSEPH CASSIDY, a single man
SARAH KAY KIRVIN, a single woman

Grantor's County: Limestone County, Texas

Beneficiary: REED BROTHERS, L.C. a Texas Limited liability company

Trustee: JUSTIN REED

Recording Information: Document No. 20190785, Real Property Records of
Limestone County, Texas

Property:

BEING Lots Seven (7) and Eight (8), Block 11, City of Groesbeck, Limestone County, Texas, SAVE AND EXCEPT that portion of Lot 7 heretofore conveyed to Nancy Anne Sulton by Judith A. Stewart aka Judy Melton, Individually and as Independent Executrix of the Estate of William R. Melton, Deceased, by deed dated February 20, 1996, and of record in Volume 944, Page 604, of the Real Property Records of Limestone County, Texas, to which deed and the record thereof referenced is here made for all proper purposes.

Note

Date: March 6, 2019

Amount: THIRTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$38,000.00)

Borrower: SHAUN JOSEPH CASSIDY and SARAH KAY KIRVIN

Lender: REED BROTHERS, L.C., a Texas limited liability company

Date of Sale of Property: January 7, 2020

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

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

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 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.

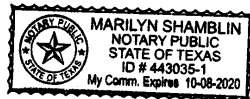


JUSTIN REED, TRUSTEE

STATE OF TEXAS

COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 12 day of December, 2019, by JUSTIN REED, and in the capacity therein stated.





NOTARY PUBLIC, STATE OF TEXAS