

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2020-0024 RECORDED DATE: 07/13/2020 02:15:53 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 4
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 832373 - 1 Doc(s) Document Page Count: 3 Operator Id: Jan	
RETURN TO: () DAVID K. WAGGONER SUB TRUSTEE PO BOX 875 HILLSBORO, TX 76645	SUBMITTED BY: DAVID K. WAGGONER SUB TRUSTEE PO BOX 875 HILLSBORO, TX 76645	
DOCUMENT # : FC-2020-0024 RECORDED DATE: 07/13/2020 02:15:53 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.		
	 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 SUBSTITUTE TRUSTEE'S SALE
(NON-JUDICIAL FORECLOSURE)

July 11, 2020

Notice is hereby given of a public, non-judicial foreclosure sale.

Notice to Member(s) of Armed Forces: 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 a as a member of the 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. The address of the sender of this notice is set forth below.

Deed of Trust:

Dated: January 28, 2019

Grantor: Edgar Gonzales and Lila Mendoza

Trustee: Robert L. Pou, III

Beneficiary: Cove Investment Group, LLC

Recorded in: Clerk's Instrument Number 20190459,
Official Public Records of Limestone County, Texas

Secures: Real Estate Lien Note (the "Note") in the original principal amount of \$68,432.79, executed by Edgar Gonzales and Lila Mendoza and payable to the order of Cove Investment Group, LLC

Description of the Real Property: All those certain lots, tracts or parcels of land being Lot Nine (9) and Ten (10), Block D, Section One (1), GREEN MEADOWS ADDITION, City of Mexia, Limestone County, Texas, according to the plat thereof recorded among the Official Plat Records of Limestone County, Texas (the "Property").

Substitute Trustee: David K. Waggoner

Substitute Trustee's Address: 103 West Elm Street
P.O. Box 875
Hillsboro, Texas 76645

Foreclosure Sale (the "Sale"):

Date: Tuesday, August 4, 2020

Time: The Sale shall begin no earlier than 1:00 P.M., or no later than three hours thereafter. The Sale shall be completed by no later than 4:00 P.M.

Place: At the front door of the Limestone County Courthouse located at 200 West State Street, in Groesbeck, Texas, in the area designated for foreclosure sales by the Commissioners Court of Limestone County, Texas, pursuant to Section 51.002 of the Texas Property Code.

Terms of Sale: The Sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of the Sale. Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the Sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be re-posted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such re-posting or re-filing may be after the date originally scheduled for this Sale.

A contingency stated in the Deed of Trust as a condition precedent for the appointment of a Substitute Trustee occurred, and David K. Waggoner was appointed by Appointment of Substitute Trustee executed by Cove Investment Group, LLC, dated July 10, 2020. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE BENEFICIARY.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the property is sold. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

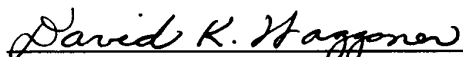
The Sale is a non-judicial Deed of Trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust. The Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the 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. Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale.

Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

Pursuant to section 51.009 of the Texas Property Code, the Property shall be sold on an "AS IS, WHERE IS" basis, without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.

Default has occurred under the Deed of Trust and the Beneficiary has requested me, as the duly appointed Substitute Trustee, to conduct the Sale. Notice is given that before the Sale the Beneficiary may appoint another person as Substitute Trustee to conduct the Sale.

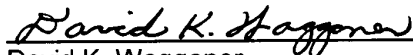
Executed this 11th day of July, 2020.



David K. Waggoner, Substitute Trustee
State Bar No. 50511604
103 West Elm Street
P.O. Box 875
Hillsboro, Texas 76645
Telephone: 254-580-0265
Info@WaggonerLawFirm.net

CERTIFICATE OF POSTING

I am David K. Waggoner, whose address is 103 West Elm Street, Hillsboro, Texas, 76645. I hereby declare under penalty of perjury that on July 13, 2020, I filed this Notice of Substitute Trustee's Sale at the office of the Limestone County Clerk and caused it to be posted at the location directed by the Limestone County Commissioners Court.



David K. Waggoner