

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2020-0027 RECORDED DATE: 07/30/2020 02:26:35 PM 
OFFICIAL RECORDING COVER PAGE	
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 833364 - 1 Doc(s) Document Page Count: 2 Operator Id: Jan
RETURN TO: () JAV PROPERTIES	SUBMITTED BY: JAV PROPERTIES
<p>DOCUMENT # : FC-2020-0027 RECORDED DATE: 07/30/2020 02:26:35 PM</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>  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: July 30, 2020

Deed of Trust

Date: March 1, 2017

Grantor: ROSEMARY OLIVARES, a single woman

Grantor's County: Limestone County, Texas

Lender: JAV PROPERTIES, a Texas General Partnership composed of JUSTIN REED, ALLYSON STANTON AND VALARIE REED FRIDAY

Trustee: STEPHEN REED

Recording Information: Document No. 20171220, Real Property Records of Limestone County, Texas

Property:

Being Lot Fifteen (15) in Block 8, Crestline Heights Addition, Unit #2, City of Mexia, Limestone County, Texas, according to plat of same of record in Plat #511-512 (formerly Vol. 2, Page 11), Plat Records of Limestone County, Texas

Note

Date: March 1, 2017

Amount: FORTY-TWO THOUSAND AND NO/100 DOLLARS (\$42,000.00)

Borrower: ROSEMARY OLIVARES

Lender: JAV PROPERTIES, a Texas General Partnership composed of JUSTIN REED, ALLYSON STANTON AND VALARIE REED FRIDAY

Date of Sale of Property: September 1, 2020

Earliest time of Sale of Property: 10:30 a.m.

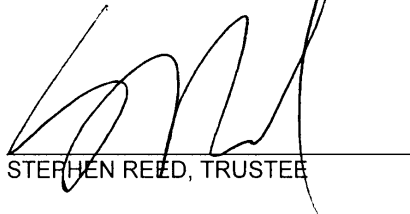
Place of Sale of Property: Front door of Limestone County Courthouse located at 200 West State Street, Groesbeck, Limestone County, Texas.

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

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

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.


STEPHEN REED, TRUSTEE

STATE OF TEXAS

COUNTY OF TEXAS

This instrument was acknowledged before me on the 30th day of July 2020, by STEPHEN REED, and in the capacity therein stated.


NOTARY PUBLIC, STATE OF TEXAS

