

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2020-0030 RECORDED DATE: 08/11/2020 10:10:14 AM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 3
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 833916 - 1 Doc(s) Document Page Count: 2 Operator Id: Lede	
RETURN TO: () TIM FRANKLIN	SUBMITTED BY: TIM FRANKLIN	
<p>DOCUMENT # : FC-2020-0030 RECORDED DATE: 08/11/2020 10:10:14 AM</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>		

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NOTICE OF TRUSTEE'S SALE**DATE:** August 11, 2020**DEED OF TRUST****Date:** November 5, 2011**Grantor:** Leon Balderas De La Cruz
Julio A. Sanchez
2612 Sleepy Hollow
Lancaster, TX 75146**Beneficiary:** Cherokee Land and Timber Company, a Wyoming corporation
PO Box 423
Centerville, TX 75833**Substitute Trustee:** Tim Franklin
PO Box 423
Centerville, TX 75833**Recording Information:** Vol. 1384, Pg. 112 Real Property Records, Limestone County, Texas**Property:** *5.33 Acres of land, being TR. TWO (2) of 462 LAND COMPANY, SEC. I, a subdivision in Limestone County, Texas, according to the map or plat thereof recorded in Env. 568 of the Map and Plat Records of Limestone County, Texas.***Note****Date:** November 5, 2011**Amount:** \$15,500.00**Debtor:** Leon Balderas De La Cruz and Julio A. Sanchez**Holder:** Cherokee Land and Timber Company, a Wyoming corporation**DATE OF SALE OF PROPERTY: September 1, 2020****EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.****LOCATION OF SALE:** Groesbeck, Texas, at the Limestone County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.



TIM FRANKLIN

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on August 11, 2020 by Tim Franklin.




NOTARY PUBLIC, STATE OF TEXAS