



<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2020-0044 <b>RECORDED DATE:</b> 12/11/2020 11:56:38 AM 
<b>OFFICIAL RECORDING COVER PAGE</b>	
Page 1 of 3	
<b>Document Type:</b> FORECLOSURE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 839485 - 2 Doc(s) <b>Document Page Count:</b> 2 <b>Operator Id:</b> Meagan
<b>RETURN TO:</b> () DEBORAH LEMONS	<b>SUBMITTED BY:</b> DEBORAH LEMONS
DOCUMENT # : FC-2020-0044 RECORDED DATE: 12/11/2020 11:56:38 AM	
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.	
	 <b>Kerrie Cobb</b> Limestone County Clerk

# **PLEASE DO NOT DETACH**

**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

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**\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

**NOTICE OF TRUSTEE'S SALE****DATE:** December 10, 2020**DEED OF TRUST****Date:** September 7, 2018**Grantor:** Jorge Bernal  
Zoraida Bernal  
PO Box 671  
Fort Stockton, TX 79735**Beneficiary:** Robert M. Crowe and Richard A. Crowe  
PO Box 423  
Centerville, TX 75833**Substitute Trustee:** Deborah L. Lemons  
PO Box 423  
Centerville, TX 75833**Recording Information:** Doc. 20183931, Real Property Records, Limestone County,  
Texas**Property:** *5.69 Acres of land being TRACT TEN (10) of HONEST RIDGE LAND COMPANY, a subdivision in Limestone County, Texas, according to the map or plat thereof recorded in Env. 581 of the Map and Plat Records of Limestone County, Texas.***Note****Date:** September 7, 2018**Amount:** \$32,140.00**Debtor:** Jorge Bernal and Zoraida Bernal**Holder:** Robert M. Crowe and Richard A. Crowe**DATE OF SALE OF PROPERTY:** January 5, 2021**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.

  
DEBORAH L. LEMONS

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on December 10, 2020 by Deborah L. Lemons.

  
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NOTARY PUBLIC, STATE OF TEXAS

