

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2026-0012 RECORDED DATE: 02/09/2026 03:32:08 PM 
OFFICIAL RECORDING COVER PAGE	
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 1013435 - 1 Doc(s) Document Page Count: 3 Operator Id: Clerk
RETURN TO: () BENJIE REED PO BOX 1072 MEXIA, TX 76667	SUBMITTED BY: BENJIE REED PO BOX 1072 MEXIA, TX 76667
<p>DOCUMENT # : FC-2026-0012 RECORDED DATE: 02/09/2026 03:32:08 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

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

FILED FOR RECORD
FEB 9 2026 PM 3:32
KERRIE COBB-CO. CLERK
LIMESTONE COUNTY, TX.

NOTICE OF TRUSTEE'S SALE

Date: February 5, 2026

Deed of Trust

Date: February 15, 2022

Grantor: AARON ALAN SALAZAR, a single man
JESSICA DAWN WELLS, a single woman

Grantor's County: Limestone

Lender: JAV PROPERTIES, a Texas Partnership, composed of JUSTIN E.
REED, ALLYSON S. STANTON and VALARIE K. FRIDAY

Trustee: BRITTANY TELFORD

Recording Information: Deed of Trust dated February 15, 2022 and recorded in
Document No. 2022-0000894 of the Real Property Records of
Limestone County, Texas

Property:

Being a 0.31 acre tract of land, a part of Subdivision 1, Division G, City of Mexia, Limestone County, Texas, and being that tract described in the deed dated January 26, 1996 from Bertice Wannette Gafford et al to Milton Dan Adkisson et ux recorded in Vol. 942, Page 766, Deed Records of Limestone County, Texas (L.C.D.R.), said tract being more particularly described by metes and bounds as follows:

BEGINNING at a set ½" iron rod at the intersection of the East line of Canton street and the South line of Main Street for Northwest corner of this tract and said Subdivision 1, said corner bears S. 85° 20' 00" E. 80.00 ft. from a "X" etched in a concrete driveway at the Northeast corner of Lot 6, Block 16B, according to the official plat of record in Vol. 2, Page 17, Plat Records of Limestone County Texas, said "X" bears N. 4° 40' 00" W. for the basis of bearing from a found ½" iron rod at the Southeast corner of Lot 6;

THENCE N. 85° 20' 00" E. with the South line of Main Street and the North line of Subdivision 1, at 87.7 ft. a concrete curb, in all, 91.00 ft. to a set ½" iron rod for Northwest corner of this tract. Same being the Northwest corner of the James Michael Thomas tract of record in Vol. 780, Page 493, L.C.D.R.;

THENCE S. 4° 40' 00" E., with the East line of this tract, at 50.00 ft. crossing said curb, at 107.32 ft. the North wall of a garage apartment which extends 4.2 ft. outside the tract boundary, at 140.97 ft. the south wall of said apartment which extends 4.19 ft. outside the tract boundary, in all, 145.16 ft. to a set ½" iron rod in the North line of the April Krenek called 0.354 acre tract of record in Vol. 989, Page 377, L.C.D.R. for Southwest corner of this tract, same being the Southeast corner of said Thomas tract;

THENCE S. 86° 38' 48" W. 91.02 ft. along the South side of a fence and with the South line of this tract, same being the North line of said Krenek tract as surveyed by R.P.L.S. No. 1858, to a set ½" iron rod in the West line of Canton Street for Southwest corner of this tract, from which corner a found ½" iron rod with a cap marked R.P.L.S. 1858, bears S. 86° 38' 48" W. 1.14 ft.;

THENCE N. 4° 40' 00" W. 143.07 ft. with the East line of Canton Street and West line of Subdivision 1 to the point of Beginning, containing 0.31 acre.

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

Note

Date: February 15, 2022

Amount: EIGHTY-NINE THOUSAND AND NO/100 DOLLARS (\$89,000.00)

Grantor: AARON ALAN SALAZAR, a single man
JESSICA DAWN WELLS, a single woman

Lender: JAV PROPERTIES, a Texas Partnership, composed of JUSTIN E.
REED, ALLYSON S. STANTON and VALARIE K. FRIDAY

Date of Sale of Property: March 3, 2025

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 ON ACTIVE
MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS
NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF
A 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.

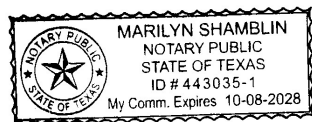
Notice is given that on March 3, 2026, Trustee will offer the Property for sale
at public auction at the Front door of Limestone County Courthouse located at
200 W. State Street, Groesbeck, Limestone County, Texas, to the highest bidder for
cash "AS IS". The sale will begin at 10:30 a.m. or not later 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.

BRITTANY TELFORD

TRUSTEE

STATE OF TEXAS
COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 5th day of February, 2026 by
BETTY ALLEN and in the capacity therein stated.

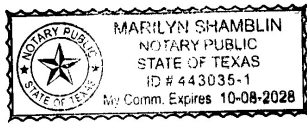


Marilyn Shamblin
NOTARY PUBLIC, STATE OF TEXAS

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

STATE OF TEXAS
COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 5th day of February, 2026 by BENJIE REED, Attorney-in-Fact on behalf of ALLYSON STANTON.



Marilyn Shamblin
NOTARY PUBLIC, STATE OF TEXAS