

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2026-0027 RECORDED DATE: 07/14/2026 01:49:56 PM 
OFFICIAL RECORDING COVER PAGE	
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 1019299 - 1 Doc(s) Document Page Count: 2 Operator Id: Clerk
RETURN TO: () BENJIE REED PO BOX 1072 MEXIA, TX 76667	SUBMITTED BY: BENJIE REED PO BOX 1072 MEXIA, TX 76667
DOCUMENT # : FC-2026-0027 RECORDED DATE: 07/14/2026 01:49:56 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 TRUSTEE'S SALE

Date: July 9, 2026

Deed of Trust

Date: May 27, 2021

Grantor: SEDRIC BROWN

Grantor's County: Limestone County, Texas

Beneficiary: JOSE C. AVILA and AUGUSTINA AVILA

Trustee: JUSTIN REED

Recording Information: Document No. 2021-0002620, Real Property Records of
Limestone County, Texas

Property:

BEING Lot 9 and the West one-half of Lot 10, Blocks 3 and 4 out of the A.B. Crider Lots out of the original Subdivision 5 in Division "A" of the City of Mexia, Limestone County, Texas, according to the map of A. B. Crider Lots of record in Volume 67, Page 643, Deed Records, Limestone County, Texas and also according to the official map of said City of Mexia, recorded in Volume 2, Page 17, Plat Records, Limestone County, Texas

Note

Date: May 27, 2021

Amount: SEVENTY TWO THOUSAND FIVE HUNDRED AND NO/100
DOLLARS (\$72,500.00)

Borrower: SEDRIC BROWN

Lender: JOSE C. AVILA and AUGUSTINA AVILA

Date of Sale of Property: August 4, 2026

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

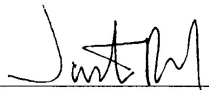
Place of Sale of Property: Front door of Limestone County Courthouse located at 200 West State Street, Groesbeck, Limestone County, Texas.

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.

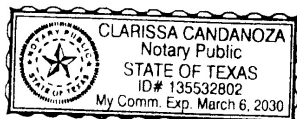
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the front door of Limestone County Courthouse, to the highest bidder for cash "AS IS". The sale will begin at 10:30 a.m. or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

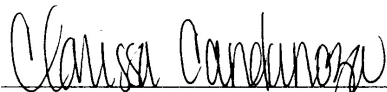

JUSTIN REED, TRUSTEE

STATE OF TEXAS

COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 13 day of July, 2026, by JUSTIN REED, and in the capacity therein stated.




NOTARY PUBLIC, STATE OF TEXAS