



LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2021-0033 RECORDED DATE: 12/08/2021 12:50:58 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 3
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 851195 - 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-2021-0033 RECORDED DATE: 12/08/2021 12:50:58 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: December 8, 2021

Deed of Trust

Date: February 1, 2019

Grantor: JONATHAN PAUL YELDELL, a single man

Grantor's County: Limestone County, Texas

Beneficiary: ROBILYN REED

Trustee: JUSTIN REED

Recording Information: Document No. 20190769, Real Property Records of
Limestone County, Texas

Property:

FIRST TRACT: Being Lot 9, Block 59 in the City of Mexia, Limestone County, Texas, according to the official map of said City of Mexia of record in Vol. 2, Page 17, Plat Records of Limestone County, Texas, and a 10 ft. x 50 ft. alley adjacent to Lot 9 in Block 59, City of Mexia, Limestone County, Texas.

SECOND TRACT: All that certain tract or parcel of land situated in Freestone County, Texas, a part of the F. P. Cabler Survey and more fully described as follows:

Being a part of a 428 acre tract conveyed by John Kane to John Jordon on the 3rd day of April, 1850, and
BEGINNING at the SW corner of said 428 acres survey;

THENCE East with South line of same 435 vrs.;

THENCE North 372 vrs. to center of Mexia and Woodland road;

THENCE with said road S 78° W 220 vrs to whence west line of said 428 acres tract crosses same;

THENCE S 85° W. with said west line 400 vrs. to Beginning, containing 20-4/10 acres, more or less.

Note

Date: February 1, 2019

Amount: TWENTY-ONE THOUSAND ONE HUNDRED TEN AND 52/100
DOLLARS (\$21,110.52)

Borrower: JONATHAN PAUL YELDELL

Lender: ROBILYN REED

Date of Sale of Property: January 4, 2022

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 NATION GUARD OF ANOTHER STATE 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.

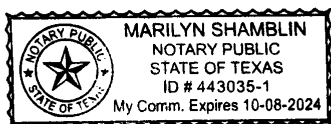
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission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


 JUSTIN REED, TRUSTEE

STATE OF TEXAS

COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 8th day of December, 2022, by, and in the capacity therein stated.




 NOTARY PUBLIC, STATE OF TEXAS