




LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2025-0056 RECORDED DATE: 12/12/2025 03:16:19 PM 
OFFICIAL RECORDING COVER PAGE	
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 1011959 - 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-2025-0056 RECORDED DATE: 12/12/2025 03:16:19 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. <div style="display: flex; align-items: center;">  <div>  Kerrie Cobb Limestone County Clerk </div> </div>	

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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 12, 2025

Deed of Trust

Date: April 1, 2017

Grantor: ROQUE CONTRERAS and wife, NORMA CONTRERAS

Grantor's County: Limestone

Lender: JAV PROPERTIES, a Texas general Partnership composed of Justin Reed, Allson Stanton, and Valarie Friday

Trustee: BRITTANY TELFORD

Recording Information: Deed of Trust dated April 1, 2017 and recorded in Document No. 20171376 of the Real Property Records of Limestone County, Texas

Property: Being Lot 2 in Block 2A of the Martha Riddle Subdivision in Division XIV (16) in the Cit of Mexia, Limestone County, Texas, according to the map of said Martha Riddle Subdivision of record in Vol. 1, Page 171 of the Plat Records of Limestone county, Texas, and also according to the official map of the City of Mexia of record in Vol. 2, Page 171, Plat Records of Limestone County, Texas

Note:

Date: April 1, 2017

Amount: TWENTY-NINE THOUSAND NINE HUNDRED FIFTY-SEVEN AND 53/100 DOLLARS (\$29,957.53)

Borrower: ROQUE CONTRERAS and wife, NORMAN CONTRERAS

Lender: JAV PROPERTIES, a Texas general Partnership composed of Justin Reed, Allson Stanton, and Valarie Friday

Date of Sale of Property: January 6, 2026

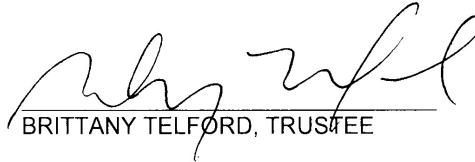
Earliest time of Sale of Property: 10:30 a.m.

Place of Sale of Property: Front door of Limestone County Courthouse located at 200 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 January 6, 2026, Trustee will offer the Property for sale at public auction at the Limestone County Courthouse, Groesbeck, Texas to the highest bidder for cash "AS IS". The sale will begin at 10:30 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 12th day of December 2025, by, and in the capacity therein stated.


NOTARY PUBLIC, STATE OF TEXAS

