

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2024-0015 RECORDED DATE: 05/13/2024 11:12:13 AM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 2
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 995698 - 1 Doc(s) Document Page Count: 1 Operator Id: Olga	
RETURN TO: () JOHN MALONE PLLC ATTN CESIAH SERRATO 5400 BOSQUE BLVD STE 308 WACO, TX 76710	SUBMITTED BY: JOHN MALONE PLLC ATTN CESIAH SERRATO 5400 BOSQUE BLVD STE 308 WACO, TX 76710	
<p>DOCUMENT # : FC-2024-0015 RECORDED DATE: 05/13/2024 11:12:13 AM</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 style="text-align: center;">  Kerrie Cobb Limestone County Clerk </div> </div>		

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: May 10, 2024

Trustee: John Malone

Trustee's Address: 5400 Bosque Blvd., Ste. 308, Waco, Texas 76710

Mortgagee: Steven Tindell and Julie Tindell

Note:

Date: March 16, 2018

Principal Amount: \$32,000.00

Borrower: Christian Garcia and Blanca Garcia

Mortgagee: Steven Tindell and Julie Tindell

Deed of Trust:

Date: March 16, 2018

Grantor: Christian Garcia and spouse, Blanca Garcia

Mortgagee: Steven Tindell and Julie Tindell

Recording Information: Instrument #20181019 in the Official Public Records of Limestone County, Texas

Property: Being Lot 7, Subdivision C, Division IV, City of Mexia, Limestone County, Texas, according to the map of said City of record in Vol. 2, Pg. 17, Plat Records of Limestone County, Texas, and more commonly known as: 718 S. McKinney, Mexia, Texas 76667.

County: Limestone

Date of Sale: June 4, 2024

Time of Sale: 10:00 a.m. or within three hours thereafter

Place of Sale: at the front door of the Limestone County Courthouse in Groesbeck, 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.

John Malone is the Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours there after. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



JOHN MALONE, TRUSTEE (254) 772-3722