

<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2024-0023 <b>RECORDED DATE:</b> 07/15/2024 01:07:01 PM 	
<b>OFFICIAL RECORDING COVER PAGE</b>		Page 1 of 3
<b>Document Type:</b> FORECLOSURE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 997461 - 2 Doc(s) <b>Document Page Count:</b> 2 <b>Operator Id:</b> Clerk	
<b>RETURN TO:</b> () DENISE CREWS PO BOX 532041 GRAND PRAIRIE, TX 75053 469-359-7035	<b>SUBMITTED BY:</b> DENISE CREWS PO BOX 532041 GRAND PRAIRIE, TX 75053 469-359-7035	
DOCUMENT # : FC-2024-0023 RECORDED DATE: 07/15/2024 01:07:01 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 style="text-align: center;">   <b>Kerrie Cobb</b>            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 FORECLOSURE SALE**

**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.**

1. *Property to Be Sold.* The property to be sold is described as follows:

Being that certain real property located in Limestone County, Texas, which is more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference for all purposes.

2. *Instrument to be foreclosed:* The instrument to be foreclosed is the Deed of Trust dated July 1, 2022, in the original amount of \$128,970.00 being executed by Wizard Funding, LLC in favor of Wizard Funding, LLC and being recorded in Instrument No. 2022-0003028 in Limestone County, together with any other provision of the Promissory Note agreement between Wizard Funding, LLC and Lizet Adriana Reyes, Cesar Miguel De La Ros Martinez, Concepcion Reyes Hernandez dated July 1, 2022, in the event of a default.

3. *Date, Time, and Place of Sale.*

Date: 08/06/2024

Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter.

Place: Limestone County Courthouse, Texas at the following location: 200 W. State Street Groesbeck, Texas 76642 or as designated by the County Commissioners Court

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

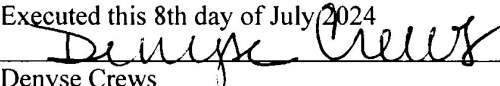
Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. *Obligations Secured.* The Deed of Trust executed by Lizet Adriana Reyes, Cesar Miguel De La Ros Martinez and Concepcion Reyes Hernandez as Grantor and Neighborhood Partner, Inc as Grantee, provides that it secures the payment of the indebtedness in the original principal amount of \$128,970.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals, assignments and extensions of the note. Neighborhood Partner, Inc is the current mortgagee of the note and deed of trust

6. *Default and Request to Act.* Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

Executed this 8th day of July 2024

  
Denyse Crews  
Substitute Trustee

CRM# 9589 0710 5270 1517 1460 28

c/o Neighborhood Partner, Inc 9129 Belshire Dr., #100, North Richland Hills, TX 76182

**EXHIBIT A****LEGAL DESCRIPTION OF PROPERTY**

Field Note description for a 1.003 acre tract being located in the A. VARELA ELEVEN LEAGUE Survey, Abstract No. 29, Limestone County, Texas, and being all of a called 1.000 acre tract conveyed to Lou Ann Williford as described and recorded in Volume 1184, Page 400 of the Deed Records of Limestone County, Texas, said 1.003 acre tract to be more particularly described as follows;

Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, NAD. 1983,

BEGINNING at a 1/2" Iron Rod found in the East Right-Of-Way of County Road No. 455 for the Southwest corner of herein described tract, being the Northwest corner of a called 39.440 acre tract of land conveyed to Lee Lewis and Chris Lewis as described and recorded in Volume 1131, Page 571 of the Deed Records of Limestone County, Texas;

THENCE North 32 deg. 04 min, 34 sec. West along said East right of way a distance of 209.88 feet to a 2" Steel Pipe found for the Northwest corner of herein described tract, being a corner of the residue of a called 23.94 acre tract of land conveyed to McKenzie Masters and Mary Louise Masters as described and recorded in Volume 356, Page 470 of the Deed Records of Limestone County, Texas;

THENCE North 57 deg. 48 min. 13 sec. East along an interior South line of said 23.94 acre residue tract a distance of 210.03 feet to a 2" Steel Pipe found for the Northeast corner of herein described tract;

THENCE South 32 deg. 08 min. 37 sec. East along an Interior West line of the residue of said 23.94 acre tract a distance of 205.97 feet to a 1/2" Iron Rod found for the Southeast corner of herein described tract, being on the Northwest line of said 39.440 acre tract;

THENCE South 56 deg. 44 min. 22 sec. West along the Northwest line of said 39.440 acre tract a distance of 210.32 feet to the POINT OF BEGINNING AND CONTAINING 1.003 ACRES OF LAND.

**AFTER RECORDING RETURN TO:**

CHICAGO TITLE  
Attention: Jamie Robinson  
5430 Glen Lakes Drive  
Suite 160  
Dallas, Texas 75231