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| LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504 | DOCUMENT #: FC-2024-0025 RECORDED DATE: 08/13/2024 01:35:47 PM  | |
| OFFICIAL RECORDING COVER PAGE | | Page 1 of 3 |
| Document Type: FORECLOSURE Transaction Reference: Document Reference: | Transaction #: 998248 - 2 Doc(s) Document Page Count: 2 Operator Id: Clerk | |
| RETURN TO: () REED & REED LLP | SUBMITTED BY: REED & REED LLP | |
| <p>DOCUMENT # : FC-2024-0025 RECORDED DATE: 08/13/2024 01:35:47 PM</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 SUBSTITUTE TRUSTEE'S SALE

Date: August 13, 2024

Deed of Trust

Date: December 19, 2023

Grantor: RENNADA JACKSON, a single woman
TAMINA JACKSON, a single woman

Grantor's County: Limestone County, Texas

Lender: REED BROTHERS, L.C., a Texas Limited Liability Company

Substitute Trustee: STEPHEN REED

Recording Information: Document No. 2023-0004490, Real Property Records of
Limestone County, Texas

Property: Being Lot 1 and the South 10 feet of Lot 2, Block 1, Leanette Addition,
City of Groesbeck, Limestone County, Texas, according to map of said
Subdivision filed of record in Volume 2, Page 16, Plat Records of
Limestone County, Texas.

Note

Date: December 19, 2023

Amount: TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00)

Borrower: RENNADA JACKSON
TAMINA JACKSON

Lender: REED BROTHERS, L.C.

Date of Sale of Property: September 3, 2024

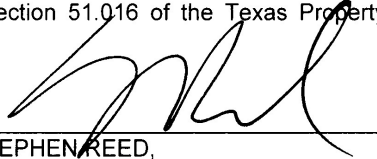
Earliest time of Sale of Property: 10:30 a.m.

Place of Sale of Property: Front steps of County Courthouse as designated by County
Commissioners of Limestone County, Texas, located at 200 West State Street,
Groesbeck Texas.

Because of default in performance of the obligations of the Deed of Trust, the
Substitute Trustee will sell the property "as is" by public auction to the highest bidder for
cash at the place and date specified. The net proceeds of the sale shall be applied to
the balance owed on the debt secured by the Deed of Trust. The sale will begin at the
earliest time stated above or within three hours after that time.

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 September 3, 2024, Substitute Trustee will offer the Property for sale at public auction at the Front steps of County Courthouse as designated by County Commissioners of Limestone County, Texas, located at 200 West State Street, 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.



STEPHEN REED,
SUBSTITUTE TRUSTEE

STATE OF TEXAS
COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 13th day of August, 2024, by STEPHEN REED, and in the capacity therein stated.


NOTARY PUBLIC, STATE OF TEXAS

