

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2024-0030 RECORDED DATE: 09/09/2024 08:05:31 AM <h1 style="text-align: center;">ERECORDING</h1>
OFFICIAL RECORDING COVER PAGE	
Document Type: FORECLOSURE Transaction Reference: eSecureFile : 18043311 Document Reference:	Transaction #: 998923 - 1 Doc(s) Document Page Count: 3 Operator Id: Gina
RETURN TO: (Simplifile) Jonathan J. Paull 708 Main St Fl 10 Houston, TX 77002-3246 (713) 227-1525	SUBMITTED BY: Jonathan J. Paull 708 MAIN ST FL 10 HOUSTON, TX 77002-3246 (713) 227-1525
<p>DOCUMENT # : FC-2024-0030 RECORDED DATE: 09/09/2024 08:05:31 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>	

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Notice of Foreclosure Sale

09/08/2024

1117 E. Navasota/Joel, Groesbeck, Texas 76642 ("Deed of Trust"):

Dated: 11/21/2023

Grantor: 1510 Texas Ave, LLC

Trustee: Jonathan Paull

Lender: JJP Capital Group, LLC

Recorded in: File # 2023-0004058 of the real property records of Limestone County, Texas

Legal Description: BEING Lot One (1), in Block A, of McLeeland Addition, to the City of Groesbeck, Limestone County, Texas, according to the map and plat thereof In Cabinet 1, Plat#55, of the Plat Records of Limestone County, Texas.

Otherwise known as:

1117 E. Navasota/Joel.
Groesbeck, Texas 76642

Secures: The Deed of Trust (File # 2023-0004058) and the Promissory Note ("Note") in the original principal amount of \$168,000.00, executed by 1510 Texas Ave, LLC ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, October 1st, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 am and not later than three hours thereafter.

Place: The front door of the Limestone County Courthouse
200 W. State Street
Groesbeck, Limestone County, Texas.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that JJP Capital Group's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, JJP Capital Group, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of JJP Capital Group's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with JJP Capital Group's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If JJP Capital Group passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

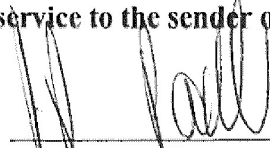
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by JJP Capital Group. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.



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