



LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2024-0034 RECORDED DATE: 09/24/2024 02:29:55 PM <h1 style="text-align: center;">ERECORDING</h1>
OFFICIAL RECORDING COVER PAGE	
Document Type: FORECLOSURE Transaction Reference: eSecureFile : 18113393 Document Reference:	Transaction #: 999319 - 1 Doc(s) Document Page Count: 3 Operator Id: Olga
RETURN TO: (Ingeo) R. Scott Wilson Attorney At Law, PLLC	SUBMITTED BY: R. Scott Wilson Attorney At Law, PLLC
DOCUMENT # : FC-2024-0034 RECORDED DATE: 09/24/2024 02:29:55 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.	
	 Kerrie Cobb Limestone County Clerk

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Notice of Foreclosure Sale

September 24, 2024

Deed of Trust ("Deed of Trust"):

Dated: February 20, 2018

Grantor: Brandon Courtney

Original Trustee: Stephen Reed

Substitute Trustee: R. Scott Wilson

Lender: Groesbeck Investments, LLP

Recorded in: Instrument No. 20180687 of the Real Property Records of Limestone County, Texas

Legal Description: BEING Lots 5 and 6, Block 7, Henderson Heights Addition, City of Groesbeck, A. Varela Survey, Limestone County, Texas, according to the map of said addition of record in Volume 1, Page 22, Plat Records of Limestone County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$27,000.00, executed by Brandon Courtney ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Foreclosure Sale:

Date: Tuesday, December 3, 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 A.M. and not later than three hours thereafter.

Place: Front steps of the Limestone County Courthouse, located at the following address:

200 W State St
Groesbeck, Texas 76642

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 Groesbeck Investments, LLP'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, Groesbeck Investments, LLP, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

If Groesbeck Investments, LLP 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.

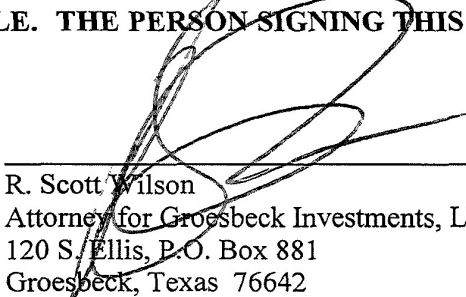
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Groesbeck Investments, LLP. 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, Substitute 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 Substitute 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OF THE LENDER.



R. Scott Wilson
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