

<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2025-0011 <b>RECORDED DATE:</b> 02/10/2025 02:33:38 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> 1002725 - 2 Doc(s) <b>Document Page Count:</b> 2 <b>Operator Id:</b> Clerk	
<b>RETURN TO:</b> () BOBBY REED PO BOX 349 GROESBECK, TX 76642	<b>SUBMITTED BY:</b> BOBBY REED PO BOX 349 GROESBECK, TX 76642	
DOCUMENT # : FC-2025-0011 RECORDED DATE: 02/10/2025 02:33:38 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>		

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THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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**\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

FILED FOR RECORD  
FEB 10 2025 PM 2:29  
KERRIE COBB-CO. CLERK  
LIMESTONE COUNTY, TX.

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**“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.”**

**Notice of Substitute Trustee's Sale**

Date: February 10, 2025

Substitute Trustee: Bobby Reed

Substitute Trustee's Address: P.O. Box 349 Groesbeck, Texas 76642

Mortgagee: Liberty Housing Alliance, Inc.,

Note: Note dated February 28, 2022, executed by Dina Costilla payable to Liberty Housing Alliance, Inc., in the amount of \$78,000.00 with a maturity date of February 28, 2052.

**Deed of Trust**

Date: February 28, 2022

Grantor: Dina Costilla

Mortgagee: Liberty Housing Alliance, Inc.

Recording information: Document No. 2022-000085 in the Official Public Records of Limestone County, Texas.

**Property:**

**BEING** Lots 7 and 8, Block 85, City of Groesbeck, Limestone County, Texas according to the plat of said city of record in Vol. 2, Page 44, Plat Records, Limestone County, Texas.

County: Limestone County, Texas.

Date of Sale (first Tuesday of month): March 4, 2025

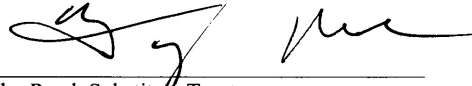
Time of Sale: The earliest time the sale will be held is 11:00 A.M. or within three (3) hours thereafter.

Place of Sale: At the front door (which is the door facing State Street) of the Limestone County Courthouse in Groesbeck, Texas.

Bobby Reed is Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute 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 earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

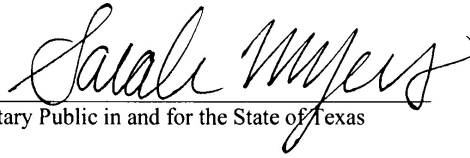


Bobby Reed, Substitute Trustee

THE STATE OF TEXAS

COUNTY OF LIMESTONE

This instrument was acknowledged before me on this 10<sup>th</sup> day of February, 2025, by Bobby Reed, in the capacity therein stated.

  
Notary Public in and for the State of Texas

**Prepared by:**  
**Reed & Reed, L.L.P. Attorneys at Law**  
**217 W. State Street/P.O. Box 349 Groesbeck, Texas 76642**