

00001364

NOTICE OF SUBSTITUTE TRUSTEE SALE

By: Delores Crabb

Deed of Trust Date:
8/8/2017

Grantor(s)/Mortgagor(s):
TAMI R. FLEMING, A SINGLE WOMAN AND
ASHLEIGH FLEMING, A SINGLE WOMAN OF Limestone County, TEXAS
Current Beneficiary/Mortgagee:
Lakewood Loan Servicing, L.P.
I hereby certify that this instrument was
filed on the date and time stamped hereon by me and
Limestone County as stamped hereon by me.

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR FAIRWAY INDEPENDENT MORTGAGE
CORPORATION, ITS SUCCESSORS AND ASSIGNS

Nov 29, 2018

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 20173126

Property County: Beck, County Clerk
Limestone Limestone County

Mortgage Servicer:
M&T Bank is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Fountain Plaza,
Buffalo, NY 14203

Legal Description: SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF
FOR ALL PURPOSES

Date of Sale: 1/2/2019

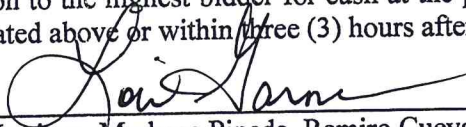
Earliest Time Sale Will Begin: 11AM

Place of Sale of Property: Limestone County Courthouse, 200 W. State Street, Groesbeck, TX 76642
OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION
51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place
and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that
time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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.



Jonathan Harrison, Markcos Pineda, Ramiro Cuevas,
Patrick Zwiers, Kristopher Holub, Shawn Schiller,
Tonya Washington, Travis Kaddatz, Sharon St.
Pierre, Robert LaMont, Sheryl LaMont, David Sims,
Allan Johnston, Ronnie Hubbard, Lori Garner
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

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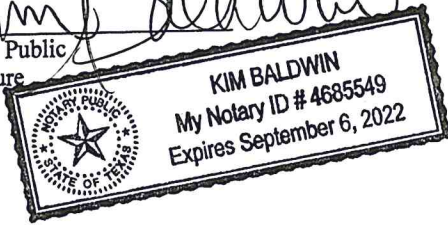
STATE OF TEXAS, §
COUNTY OF Limestone §

Before me, the undersigned Notary Public, on this day personally appeared hori Garmus as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as Dr License to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 29 day of November, 2018.



Notary Public
Signature



TX-18-69181-POS

EXHIBIT "A"

LEGAL DESCRIPTION

Being a 1.24 acres tract of land situated in the Pedro Varela Survey, A-30, Limestone County, Texas, and being all of that called 1.184 acres tract described in the deed to Jerry L. Watson et ux recorded in Vol. 1021, Pg. 776, Deed Records of Limestone County, Texas (L.C.D.R.), said 1.184 acres tract awarded to Jerry L. Watson in Cause No. 23,038-B, District Court of Limestone County, Texas, and all of that called 0.056 acre tract described in the deed to Jerry L. Watson recorded in Document Number 20163117, L.C.D.R., said 1.24 acres being more particularly described by metes and bounds as follows:

BEGINNING at a set ½" iron rod in the South right of way line of F.M. Road 1365 for the Northwest corner of said 1.184 acres tract and this tract, same being the Northerly Northwest corner of the Jerry Lynn Fleming called 46.99 acres tract of record in Vol. 1025, Pg. 841, L.C.D.R.;

THENCE S. 30° 13' 21" W. 344.95 ft. with the East line of said Watson tract and the West line of said Jerry Lynn Fleming tract intersecting and following a fence to a set ½" iron rod at a wood fence corner post for the Southeast corner of said Watson tract and this tract, same being an ell corner in the West line of said Fleming tract;

THENCE N. 65° 07' 40" W. 163.82 ft. with a fence, the South line of said Watson tract and the West line of said Jerry Lynn Fleming tract to a set ½" iron rod at a wood fence corner post for the South corner of said 0.056 acre tract, the Southwest corner of said Watson tract and this tract, same being an angler corner in the East line of the Roy Don Fleming called 46.89 acres tract of record in Vol. 1025, Pg. 847, L.C.D.R.;

THENCE N. 33° 09' 24" E. 358.24 ft. with a fence, the West line of said 0.056 acres tract and the residual East line of said Roy Don Fleming tract to a set ½" iron rod in the South line of said F.M. Road 1365 for the Northwest corner of said 0.056 acre tract and this tract, same being the residual Northeast corner of said Roy Don Fleming tract;

THENCE S. 60° 45' 00" E. with the South line of said F.M. Road 1365, at 13.65 ft. a found ½" iron rod at the base of a 6" steel pipe fence corner post for the Northeast corner of said 0.056 acre tract and the Northwest corner of said 1.184 acres tract, in all: **144.78 ft.** to the point of Beginning, containing **1.24 acres.**

On: Nov 29, 2018 at 10:00A

By: Delores Crabb

STATE OF TEXAS

COUNTY OF LIMESTONE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of: Limestone County as stamped hereon by me.

Nov 29, 2018

Peggy Beck, County Clerk
Limestone County