

Our File Number: 19-08229
Name: MAY AUST, AN UNMARRIED WOMAN

00001426

Copy of Original
Filed 9/30/19
Not Compared
or Verified

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 4, 2018, MAY AUST, AN UNMARRIED WOMAN, executed a Deed of Trust/Security Instrument conveying to CYNTHIA PORTERFIELD, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 20183354, in the DEED OF TRUST OR REAL PROPERTY RECORDS of LIMESTONE COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, DECEMBER 3, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate at County Courthouse in LIMESTONE COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

BEING ALL THAT TRACT OF LAND IN LIMESTONE COUNTY, TEXAS, OUT OF THE J.L. CHAVERT SURVEY, A-4 AND BEING ALL OF THAT CALLED 10.045 ACRES DESCRIBED BY A DEED TO JIMMY STEVENS AS RECORDED UNDER CLERKS FILE NUMBER 20173821 OF THE OFFICIAL PUBLIC RECORDS OF LIMESTONE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 274 LCR 820
GROESBECK, TX 76642
Mortgage Servicer: LOANCARE, LLC
Noteholder: LAKEVIEW LOAN SERVICING, LLC.
3637 SENTARA WAY, SUITE 303
VIRGINIA BEACH, VA 23452

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 30TH day of September, 2019.



Sharon St. Pierre, Robert LaMont, Sheryl LaMont, David Sims, Allan Johnston, Pamela Thomas, Jack Burns II, Kristopher Holub, Aarti Patel, Dylan Ruiz, Ronnie Hubbard, Dana Kamin, Angie Uselton, Garrett Sanders, Lori Garner, Harriett Fletcher, Substitute Trustees
c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

EXHIBIT "A"

Being all of that tract of land in Limestone County, Texas, out of the J.L. Chavert Survey, A-4 and being all of that called 10.045 acres described in a deed to Jimmy Stevens as recorded under Clerks File Number 20173821 of the Official Public Records of Limestone County, Texas, and being further described as follows:

Beginning at a 1/2 inch steel rod found at the West corner of said 10.045 acres;

Thence North 58 degrees 10 minutes 40 seconds East, 107.07 feet to a 1/2 inch steel rod found;

Thence North 52 degrees 36 minutes 04 seconds East, 506.03 feet to a 1/2 inch steel rod set in the Southwest line of LCR 820 at the north corner of said 10.045 acres;

Thence South 37 degrees 56 minutes 43 seconds East, 641.70 feet to a 60D nail found in the Southwest line of said LCR 820;

Thence South 12 degrees 15 minutes 30 seconds West, 79.03 feet to a 1/2 inch steel rod found in the Northwest line of said LCR 820;

Thence South 50 degrees 18 minutes 52 seconds West, 574.30 feet to a 1/2 inch steel rod found in the North line of said Road at the south corner of said 10.045 acres;

Thence North 36 degrees 11 minutes 12 seconds West, 726.31 feet to the Point of Beginning containing 10.044 acres of land.

Filed for Record in:
Limestone County

On: Sep 12, 2019 at 10:54A

By: Leticia Salazar

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.

Sep 12, 2019

Presiding County Clerk
Limestone County

Filed for Record in:
Limestone County

On: Sep 30, 2019 at 01:34P

By: Olga Guzman

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.

Sep 30, 2019

Kerrie Cobb, County Clerk
Limestone County