

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2022-0005 RECORDED DATE: 02/11/2022 09:56:10 AM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 4
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 932936 - 2 Doc(s) Document Page Count: 3 Operator Id: Lede	
RETURN TO: () TEXAS TRUSTEE & TITLE LLC 117 FARNSWORTH HOT SPRINGS NATIONAL PARK, AR 71901	SUBMITTED BY: TEXAS TRUSTEE & TITLE LLC 117 FARNSWORTH HOT SPRINGS NATIONAL PARK, AR 71901	
<p>DOCUMENT # : FC-2022-0005 RECORDED DATE: 02/11/2022 09:56:10 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>		

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.

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

720 EAST TITUS STREET
MEXIA, TX 76667

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NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: April 05, 2022

Time: The sale will begin at 12:00 PM or not later than three hours after that time.

Place: THE FRONT DOOR WHICH FACES STATE STREET OF THE LIMESTONE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 19, 2012 and recorded in Document CLERK'S FILE NO. 00121507 real property records of LIMESTONE County, Texas, with PAUL E CLAYTON AND SHIRLEY A CLAYTON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AMERICAN HOME FREE MORTGAGE, LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by PAUL E CLAYTON AND SHIRLEY A CLAYTON, securing the payment of the indebtednesses in the original principal amount of \$97,465.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE MONEY SOURCE, INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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 lien securing the Property referenced above. THE MONEY SOURCE, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o THE MONEY SOURCE
500 SOUTH BROAD STREET
BUILDING 100, STE A
MERIDEN, CT 06450-6755

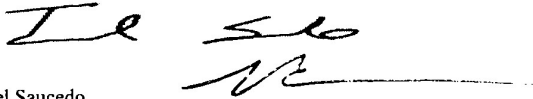


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THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead KRISTOPHER HOLUB, AARTI PATEL, VIOLET NUNEZ, BEATRIZ SANCHEZ, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, AURORA CAMPOS, ANGIE USELTON, DANA KAMIN, AUCTION.COM, SARA EDGINGTON, CRAIG MUIRHEAD, THOMAS GILBRAITH, DAVID RAY, AARON CRAWFORD, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the LIMESTONE County Clerk and caused to be posted at the LIMESTONE County courthouse this notice of sale.

Declarants Name: _____

Date: _____

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MEXIA, TX 76667

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LIMESTONE



BEING LOT FOUR (4) BLOCK 6, DIVISION H, CITY OF MEXIA, LIMESTONE COUNTY, TEXAS, ACCORDING TO THE PLAT OF CITY OF RECORD IN VOL. 2, PAGE 17, PLAT RECORDS, LIMESTONE COUNTY, TEXAS.