

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2022-0040 RECORDED DATE: 10/06/2022 01:03:15 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 3
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 940135 - 1 Doc(s) Document Page Count: 2 Operator Id: Clerk	
RETURN TO: () SERVICE LINK 4600 FULLER AVE STE 400 IRVING, TX 75038 903-780-7468	SUBMITTED BY: SERVICE LINK 4600 FULLER AVE STE 400 IRVING, TX 75038 903-780-7468	
DOCUMENT # : FC-2022-0040 RECORDED DATE: 10/06/2022 01:03:15 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;">  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.**

22TX267-0488
122 LCR 895, JEWETT, TX 75846

NOTICE OF FORECLOSURE SALE

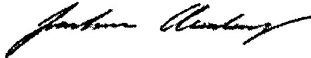
- Property:** The Property to be sold is described as follows:
- BEING LOT 6 SANDY BROOK ADDITION M.O. REJON SURVEY LIMESTONE COUNTY TEXAS ACCORDING TO THE MAP OF SAID ADDITION OF RECORD IN CABINET 1 PLAT 32 PLAT RECORDS OF LIMESTONE COUNTY TEXAS.
- Security Instrument:** Deed of Trust dated January 14, 1998 and recorded on January 16, 1998 Book 980 Page 905 as Instrument Number 980238 in the real property records of LIMESTONE County, Texas, which contains a power of sale.
- Sale Information:** December 06, 2022, at 11:00 AM, or not later than three hours thereafter, at the front door of the Limestone County Courthouse located at 200 West State Street, Groesbeck, Texas, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by ANNIE M. ARDRY AND JOHN B. ARDRY secures the repayment of a Note dated January 14, 1998 in the amount of \$53,783.00. CARRINGTON MORTGAGE SERVICES, LLC, whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.




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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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5601 Democracy Drive, Suite 265
Plano, TX 75024



Substitute Trustee(s): Maryna Danielian, Kristopher Holub, Aarti Patel, Stacey Sanders, Amy Ortiz, Garrett Sanders, Dylan Ruiz, David Ackel, Violet Nunez, Erika Aguirre, Beatriz Sanchez, Sara Edgington, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Mollie McCoslin, Robert LaMont, Harriett Fletcher, Lori Garner, David Sims, Dustin George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, Sharon St. Pierre, declare under penalty of perjury that on the 6th day of October, 2022, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of LIMESTONE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).