


LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2023-0031 RECORDED DATE: 08/25/2023 04:17:58 PM 
OFFICIAL RECORDING COVER PAGE	
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 949425 - 1 Doc(s) Document Page Count: 4 Operator Id: Clerk
RETURN TO: () MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002	SUBMITTED BY: MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002
DOCUMENT # : FC-2023-0031 RECORDED DATE: 08/25/2023 04:17:58 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.**

23TX935-0164
708 E GRAYSON ST, MEXIA, TX 76667

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

ALL THAT PARCEL OF LAND IN LIMESTONE COUNTY, STATE OF TEXAS, AS MORE FULLY DESCRIBED IN DEED BOOK 802, PAGE 19, ID# R19670, BEING KNOWN AND DESIGNATED AS LOT 8, BLOCK B, IN DIVISION C.

BY FEE SIMPLE DEED FROM FIRST STATE BANK, COOLIDGE TEXAS AS SET FORTH DEED BOOK 802, PAGE 19 DATED 10/23/1988 AND RECORDED 11/04/1988, LIMESTONE COUNTY RECORDS, STATE OF TEXAS.

Security Instrument: Deed of Trust dated July 21, 2005 and recorded on August 2, 2005 Book 1181 Page 28 as Instrument Number 00053538 in the real property records of LIMESTONE County, Texas, which contains a power of sale.

Sale Information: October 03, 2023, 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 RAYMOND C. GREER secures the repayment of a Note dated July 21, 2005 in the amount of \$28,000.00. USAA FEDERAL SAVINGS BANK, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage 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.

Court Order: A Home Equity Foreclosure Order was signed on 08/11/2023 in the 87th District Court of Limestone County under Cause No. 32749-B. A copy of the Order is attached hereto.



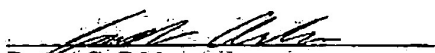
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4. The lien sought to be foreclosed is indexed or recorded at Book 1181 on Page 28 Instrument Number 00053538 and recorded in the real property records of LIMESTONE County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based upon the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*
7. Therefore, the Court grants Petitioner's motion for default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner, or successors in interest, may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 11 day of August 2023.


JUDGE PRESIDING

Approved:


Dustin C. George
Texas Bar No. 24065287
dgeorge@mgs-legal.com
Jonathan Andring
Texas Bar No. 24094512
jandring@mgs-legal.com
MILLER, GEORGE & SUGGS, PLLC
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Plano, TX 75024
Phone: 972-532-0128
Fax: 214-291-5507

Attorneys for Petitioner

FILED
11:31 AM PM

AUG 11 2023

Maria J. Roman
Carol Jenkins, DISTRICT CLERK
LIMESTONE COUNTY, TEXAS

CAUSE NO. 32749-B

**IN RE: ORDER FOR FORECLOSURE
CONCERNING 708 E GRAYSON ST,
MEXIA, TX 76667
UNDER TEX. R. CIV. PROC. 736**

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**IN THE DISTRICT COURT OF
LIMESTONE COUNTY, TEXAS**

LIMESTONE COUNTY, TEXAS

87TH JUDICIAL DISTRICT

PETITIONER:

USAA FEDERAL SAVINGS BANK

RESPONDENT(S):

RAYMOND C. GREER

DEFAULT ORDER

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is:

RAYMOND C. GREER 708 E GRAYSON ST MEXIA, TX 76667	
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Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

3. The Property that is the subject of this foreclosure proceeding is commonly known as 708 E GRAYSON ST, MEXIA, TX 76667, with the following legal description:

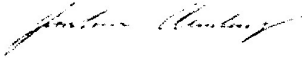
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Substitute Trustee(s): Kristopher Holub, Aarti Patel, Violet Nunez, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Aurora Campos, Angie Uselton, Dana Kamin, Thomas Gilbraith, David Ray, Aaron Crawford, Lori Garner, Mollie McCoslin, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Harriett Fletcher, Dustin George

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
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Kristopher Holub, Aarti Patel, Violet Nunez, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Aurora Campos, Angie Uselton, Dana Kamin, Thomas Gilbraith, David Ray, Aaron Crawford, Lori Garner, Mollie McCoslin, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Harriett Fletcher, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Mollie McCoslin, declare under penalty of perjury that on the 25 day of August, 2023 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).