




<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2020-0041 <b>RECORDED DATE:</b> 10/15/2020 01:02:59 PM 	
<b>OFFICIAL RECORDING COVER PAGE</b>		Page 1 of 4
<b>Document Type:</b> FORECLOSURE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 837168 - 1 Doc(s) <b>Document Page Count:</b> 3 <b>Operator Id:</b> Meagan	
<b>RETURN TO:</b> () MOLLIE MCCOSLIN	<b>SUBMITTED BY:</b> MOLLIE MCCOSLIN	
DOCUMENT # : FC-2020-0041 RECORDED DATE: 10/15/2020 01:02:59 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.		
	 <b>Kerrie Cobb</b> Limestone County Clerk	

# 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.**

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 19-23750

## **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 5/4/2009, CHRISTIAN A. CATES JOINED HEREIN PRO FORMA BY HIS WIFE BRANDI CATES, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of ALLAN B. POLUNSKY, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$70,408.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, which Deed of Trust is Recorded on 5/5/2009 as Volume 00091929, Book 1310, Page 778, in Limestone County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**See attached exhibit "A" attached hereto and made a part hereof**

Commonly known as: **374 LCR 502, MEXIA, TX 76667**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed ~~Mollie McCoslin~~, **Lori Garner, Sheryl LaMont, Robert LaMont, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston or Ronnie Hubbard**

or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **12/1/2020 at 11:00 AM**, or no later than three (3) hours after such time, in **Limestone** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE FRONT DOOR OF THE COURTHOUSE, 200 WEST STATE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**



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NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

**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.**

**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.**

WITNESS, my hand this 10/14/2020

WITNESS, my hand this 10-15-20

*Monica Sandoval*

By: Monica Sandoval, Trustee Sale Specialist,  
Team Lead  
Carrington Foreclosure Services, LLC as  
authorized agent for Mortgagee or Mortgage  
Servicer  
1500 South Douglass Road, Suite 150  
Anaheim, CA 92806

*Mollie McCoslin*

By: Substitute Trustee(s)  
Mollie McCoslin, Lori Garner, Sheryl LaMont,  
Robert LaMont,  
Harriett Fletcher, Allan Johnston, Sharon St. Pierre,  
Ronnie  
Hubbard, Lori Garner, Mollie McCoslin, Robert  
LaMont, Sharon St. Pierre, Sheryl LaMont, David  
Sims, Allan Johnston or Ronnie Hubbard

C/O Carrington Foreclosure Services, LLC  
1500 South Douglass Road, Suite 150  
Anaheim, CA 92806

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

Doc 00091928 Bk RP Vol 1310 Pg 759

**Williford Land Surveying**  
710 East Commerce Street · Mexia, Texas 76667  
Ph: 254-562-2837 · Fx: 254-562-2867  
Clint Williford RPLS#5973

**Legal Description**  
For Christian Alexander Cates  
Duncan C. Carrington Survey, Abstract No. 129  
Limestone County, Texas

All that certain lot, tract or parcel of land, part of the Duncan C. Carrington Survey, Abstract No. 129, Limestone County, Texas and being all of the certain called 1/2 acre tract described in a deed to Christopher Lee Parson from Christy Jo Parson on February 16, 2007 and recorded in Volume 1246, Page 246 of the Real Property Records of Limestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod (found) for the Southwest corner of the above mentioned 1/2 acre tract, the Northwest corner of a called 1 1/2 acre tract conveyed to Harold M. Wright from Darla Lynn Frisby on March 20, 1996 and recorded in Volume 945, Page 594 and being in the East right-of-way of Limestone County Road No. 502;

THENCE North 01 deg. 26 min. 58 sec. East with the West line of the 1/2 acre tract and the East right-of-way of Limestone County Road No. 502, a distance of 105.76 ft. to a 3/8" iron rod (found) for the Northwest corner of the 1/2 acre tract and being a Southwest corner of the residue of a called 50 acre tract conveyed to William Daniel Franks and wife, Neoma Sue Franks from James Ronald Franks on September 6, 2000 and recorded in Volume 1044, Page 290;

THENCE East with the North line of the 1/2 acre tract and a South line of the Franks tract, a distance of 210.23 ft. to a 3/8" iron rod (found) for the Northeast corner of the 1/2 acre tract and being an ell corner of the Franks tract;

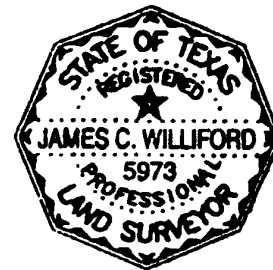
THENCE South 00 deg. 06 min. 33 sec. West with the East line of the 1/2 acre tract and a West line of the Franks tract, a distance of 105.02 ft. to a 1/2" iron rod (found) capped "Haney" for the Southeast corner of the 1/2 acre tract, a Southwest corner of the Franks tract and being in the North line of said 1 1/2 acre Harold M. Wright tract, from which a 1/2" iron rod (found) at a cedar fence corner post bears North 89 deg. 51 min. 00 sec. East - 204.00 ft.;

THENCE South 89 deg. 48 min. 31 sec. West with the South line of the 1/2 acre tract and the North line of the 1 1/2 acre tract, a distance of 212.71 ft. to the place of beginning and containing 0.512 acre of land.

The bearings recited herein are based on the North line of a called 1/2 acre tract described in Volume 1246, Page 246 of the Real Property Records of Limestone County, Texas.

I James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that the legal description hereon was prepared from an actual survey made on the ground under my direction and supervision.

James C. Williford  
James C. Williford  
Registered Professional Land Surveyor No. 5973  
April 29, 2009  
Job No. 09-039 Book: 14/54  
Plat accompanies legal description



**EXHIBIT (A)**