

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2022-0048 RECORDED DATE: 11/08/2022 04:10:35 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 4
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 941053 - 1 Doc(s) Document Page Count: 3 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-2022-0048 RECORDED DATE: 11/08/2022 04:10:35 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.**

22-50086

721 HENDERSON BLVD., GROESBECK, TX 76642

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

- Property:** The Property to be sold is described as follows:
See Exhibit "A"
- Security Instrument:** Deed of Trust dated October 14, 2009 and recorded on October 19, 2009 at Book 1324 and Page 471 Instrument Number 00094517 in the real property records of LIMESTONE County, Texas, which contains a power of sale.
- Sale Information:** December 6, 2022, at 10:00 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 VICTOR CARROLL AND ROSHANDA GONNER secures the repayment of a Note dated October 14, 2009 in the amount of \$110,144.00. U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 COTTAGE-TT-V, whose address is c/o Rushmore Loan Management Services F/K/A UBS Special, 7515 IRVINE CENTER DRIVE, IRVINE, CA 92618, is the current mortgagee of the Deed of Trust and Note and Rushmore Loan Management Services F/K/A UBS Special is the current mortgage servicer for the mortgage. 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.

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.

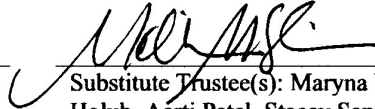
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.



4764107

Kirk Schwartz

De Cubas & Lewis, Schwartz, P.C.
Kirk Schwartz , Attorney at Law
1999 N University Drive, Suite 204
Coral Springs, FL 33071



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, Lori Garner, Robert LaMont, Harriett Fletcher, David Sims and employees included but not limited to those listed herein.

c/o De Cubas & Lewis, Schwartz, P.C.
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Certificate of Posting

I, Mollie McCoslin, declare under penalty of perjury that on the 8th day of November, 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).

G.F. No.: 20091898**Doc**
00094517 **Bk**
RP**Vol**
1324**Ps**
482**EXHIBIT "A"**

Being all that tract of land in the City of Groesbeck, Limestone County, Texas, and being the South 100 feet of lot 19 of Reagan's Re-subdivision of the Henderson Heights Addition to the City of Groesbeck. Limestone County, Texas, recorded in Volume 2, Page 97 of the Plat Records of Limestone County, Texas, and being all of that tract of land described as follows:

Beginning at a 3/8 inch steel rod found at the North corner of said Carroll tract, in the Northeast line of said Lot 19;

Thence South 30 degrees 00 minutes 00 seconds East (Bearing Bases), 100.00 feet to a 3/8 inch steel rod found at the East corner of said Carroll tract, at the East corner of said Lot 19;

Thence South 59 degrees 43 minutes 00 seconds West, 210.00 feet to a 3/8 inch steel rod found in the Northeast line of Henderson Boulevard, at the South corner of said Carroll tract, at the South corner of said Lot 19;

Thence North 30 degrees 00 minutes 00 seconds West, 100.00 feet to a point in the Northeast line of Henderson Boulevard, at the West corner of said Carroll tract, in the Southwest line of said Lot 19, a disturbed 3/8 inch steel rod found bears South 59 degrees 43 minutes 00 seconds West, 1.55 feet for witness;

Thence North 59 degrees 43 minutes 00 seconds East, 210.00 feet to the point of beginning, containing 0.482 acres of land more or less.