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| LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504 | DOCUMENT #: FC-2023-0004 RECORDED DATE: 01/26/2023 02:29:13 PM  | |
| OFFICIAL RECORDING COVER PAGE | | Page 1 of 4 |
| Document Type: FORECLOSURE Transaction Reference: Document Reference: | Transaction #: 942961 - 2 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-2023-0004 RECORDED DATE: 01/26/2023 02:29:13 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.**

23TX935-0004
113 LCR 748, THORNTON, TX 76687

NOTICE OF FORECLOSURE SALE

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

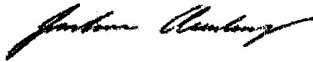
SEE EXHIBIT A - LEGAL
- Security Instrument: Deed of Trust dated November 14, 2013 and recorded on November 18, 2013 as Instrument Number 20134586 in the real property records of LIMESTONE County, Texas, which contains a power of sale.
- Sale Information: March 07, 2023, at 11:00 AM, or not later than 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 AMANDA L. KEITH AND SHAWN R. KEITH secures the repayment of a Note dated November 14, 2013 in the amount of \$108,163.00. NATIONSTAR MORTGAGE LLC, 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.



477073

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): 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
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, Mollie McCoslin, declare under penalty of perjury that on the 26th day of January, 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).

20134586

EXHIBIT "A"

Being all of that certain lot, tract or parcel of land located in the M.C. Rejon Survey Abstract No. 26, Limestone County, Texas and part of a called 6.00 acre tract of land described in deed to James Jarvis and Lucille Jarvis as recorded in Volume 1183, Page 638 of the Deed Records of Limestone County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the westerly corner of the said 6.00 acre tract, the southerly corner of a called 1.561 acre Tract Two described in deed to Dennis Ferguson as recorded in Volume 1225, Page 68 of the Deed Records of Limestone County, Texas, and in the northeasterly line of Farm to Market Road No. 937;

THENCE, N 56° 23' 14" E, along the northwesterly line of the said Jarvis 6.00 acre tract and the southeasterly line of the said Ferguson tract 255.81 feet to a 5/8" iron rod found (set by me May 23, 2006) for the northerly corner of this tract and at the westerly corner of a called 2.91 acre tract of land described in deed to Joshua Lenamond as recorded in Volume 1311, Page 847 of the Deed Records of Limestone County, Texas;

THENCE, through the said 6.00 acre Jarvis tract and with the southwesterly line of the said Lenamond tract as follows: S 27° 09' 09" E, 143.04 feet to a 8" cedar post, S 47° 28' 46" E, 213.63 feet to a 12" cedar post and S 34° 02' 46" E, 164.35 feet to a point in the approximate centerline of Limestone County Road No. 748 for the easterly corner of this tract, in the southeasterly line of the said 6.00 acre Jarvis tract and at the southerly corner of the said Lenamond tract from which a 5/8" iron rod found (set by me May 23, 2006) bears N 34° 02' 46" W, 22.92 feet;

THENCE, S 56° 25' 00" W, along the southeasterly line of the said Jarvis 6.00 acre tract and with the approximate centerline of said county road 238.84 feet to a point at the southerly corner of the said 6.00 acre Jarvis tract and in the northeasterly line of said Farm to Market Road No. 937;

THENCE, along the southwesterly line of the said 6.00 acre Jarvis tract and with the northeasterly line of said Farm to Market Road No. 937 as follows: N 32° 59' 57" W, 25.95 feet to a 1/2" iron rod found, N 78° 53' 29" W, 71.09 feet to a 5/8" iron rod found and N 34° 01' 00" W, 437.79 feet to the POINT OF BEGINNING and CONTAINING 3.09 ACRES OF LAND MORE OR LESS.

Filed for Record in:
Limestone County

On: Nov 18, 2013 at 12:15P

By: Lederle Salazar

STATE OF TEXAS COUNTY OF LIMESTONE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of: Limestone County as stamped hereon by me.

Nov 18, 2013

Peggy Beck, County Clerk
Limestone County