

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2022-0057 RECORDED DATE: 12/13/2022 03:57:34 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 4
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 941927 - 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	
<p>DOCUMENT # : FC-2022-0057 RECORDED DATE: 12/13/2022 03:57:34 PM</p> <p>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.</p> <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.**

TS No.: 2022-01208-TX
22-000646-673

Notice of [Substitute] Trustee Sale

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.

1. Date, Time and Place of Sale.

Date: 02/07/2023

Time: The sale will begin at 11:00 AM or not later than three hours after that time

Place: Limestone County, Texas at the following location: **THE FRONT DOOR OF THE COURTHOUSE, 200 WEST STATE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: COUNTRY ROAD 613, GROESBECK, TX 76642

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/08/1997 and recorded 10/22/1997 in Book 976 Page 814 Document 974127, real property records of Limestone County, Texas, with **GENE DOMON, A MARRIED MAN AND PATRICIA A. DOMAN, SIGNING PRO FORMA TO PERFECT LIEN ONLY** grantor(s) and Chadwick Mortgage, Inc., A Texas Corporation as Lender, Deutsche Bank Trust Company Americas, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass through Certificates, Series 2004-SL1 as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **GENE DOMON, A MARRIED MAN AND PATRICIA A. DOMAN, SIGNING PRO FORMA TO PERFECT LIEN ONLY**, securing the payment of the indebtedness in the original principal amount of **\$46,400.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Deutsche Bank Trust Company Americas, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-through Certificates, Series 2004-SL1** is the current mortgagee of the note and deed of trust or contract lien.



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6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

All that certain lot, tract or parcel of land situated in the C. Tackett Survey, A-644, Limestone County, Texas, being 10.221 acres of land and being all of a called 10.08 acre tract described in deed from Tom W. Whitford, et ux, to Gene Domon, dated November 24, 1991 and recorded in Volume 860, Page 134, Deed Records Limestone County, Texas. Said 10.221 acre tract described to wit: Beginning at a 3/8" iron rod found at the northwest corner of said called 10.08 acre tract, said point being the northeast corner of the C.R. Rand, 110.53 acre tract, Vol. 740, Pg. 441, said point being at the point of intersection of the westerly line of L.C.R. 613 with the southerly r.o.w. of State Highway 164; THENCE South 82 degrees 44 minutes East, (Basis of Bearing per deed, Vol. 860, Pg. 134) passing at 55 feet a 1/2" iron rod and cap, RPLS/MJR/1858 set at fence corner in the easterly r.o.w. of L.C.R. 613, continuing along said southerly r.o.w, 644.3 feet (a total distance of 699.3 Feet, Called 700.6 feet) to a 6" iron fence corner post, said point being the northwesterly corner of the James Bradley, 166.65 acre tract; THENCE South 30 degrees 15 minutes East, 594.0 feet (called 594.0 feet) along the westerly fence of the Bradley tract to a 3/8" Iron rod found at cross tie fence corner for this southeasterly corner, said point being the northerly corner of the John Jenkins, 44.75 acre tract, Vol. 768, Pg. 578; THENCE South 63 degrees 05 minutes West, (called South 63 degrees 25 minutes West) along the northerly fence of the Jenkins tract, a distance of 304.4 feet (called 305.0 feet), to the north corner of the B. S. Lehrman, 1.5 acre tract, . Vol. 501, Pg. 21; THENCE South 63 degrees 05 minutes West, 264.6 feet to a 1/2" Iron rod and cap set for this southwest corner in an old fence on the westerly line of L.C.R. 613, a 1/2" Iron rod and cap set at 6" fence post bears North 63 degrees 05 minutes East, 43.0 feet; THENCE North 29 degrees 28 minutes 30 seconds West, 986.87 feet (called North 30 deg. 14 min, West, 985.0 feet) along the westerly fence of said L.C.R. 613 to the point of beginning, containing 10.221 acres of land, more or less, of which 0.972 acre lie in the r.o.w. of L.C.R. 613, leaving a net acreage of 9.249 acres of land.

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation
PO BOX 24605 West Palm Beach, FL 33416-4605
Phone: 877-744-2506

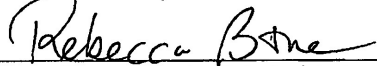
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9. Limitation of Damages: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's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

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.

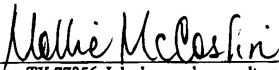
Date: December 12, 2022


Rebecca Browne, Trustee Sale Assistant

Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton, Glenda Hamilton, Rebecca Browne – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
2300 Lakeview Parkway, Suite 756
Alpharetta, GA 30009
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

I am  whose address is c/o AYT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 12/13/2022 I filed this Notice of Foreclosure Sale at the office of the Limestone County Clerk and caused it to be posted at the location directed by the Limestone County Commissioners Court.