

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2022-0058 RECORDED DATE: 12/21/2022 01:13:27 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 4
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 942103 - 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-2022-0058 RECORDED DATE: 12/21/2022 01:13:27 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.**

22TX935-0051
210 MORNINGSIDE DRIVE, MEXIA, TX 76667

NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT "A"
- Security Instrument:** Deed of Trust dated July 27, 2016 and recorded on July 27, 2016 as Instrument Number 20162339 in the real property records of LIMESTONE County, Texas, which contains a power of sale. Correction Instrument recorded August 31, 2016 as Instrument Number 20162827.
- 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 DONALD D. CHASTEEN AND SANJUANA GRAHAM secures the repayment of a Note dated July 27, 2016 in the amount of \$155,138.00. LAKEVIEW LOAN SERVICING, 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.



4768494

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.

TOMM

Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5601 Democracy Drive, Suite 265
Plano, TX 75024

Mollie McCoslin

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, ~~Atlan~~ 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 21st day of December, 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).

EXHIBIT "A"

Being all of Lot 9 and the East one-half (1/2) of Lot 10, Block 2, Wright Place Addition, City of Mexia, Limestone County, Texas, said lots being recorded on the official Plat of record in Vol. 2, Page 6, Plat Records, Limestone County, Texas, and being the same lots described in the deed dated November 7, 1977 from Adams Custom Homes, Inc. to Rex Jackson Forrest et al recorded in Vol. 623, Page 145, Deed Records of Limestone County, Texas (L.C.D.R.), said lots being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod in the West margin of Morningside Drive for Southeast corner of Lot 9 and this tract, same being the Northeast corner of Lot 8;

THENCE S. 86° 00' W. with the North line of Lot 8, at 93.0 ft. the Southwest corner of Lot 9 and Southeast corner of Lot 10; in all, 130.43 ft. to a set 1/2" iron rod in the South line of Lot 10 for Southwest corner of this tract and Southeast corner of the Dr. Eduardo Agueros Family Trust tract, same being the Northwest corner of Lot 8 and Northeast corner of Lot 2;

THENCE N. 4° 00' W. 114.94 ft. to a found 1/2" iron rod in the South line of Morningside Drive and the North line of Lot 10 for Northwest corner of this tract, same being the Northeast corner of said Agueros Family Trust tract;

THENCE N. 86° 00' E. with the South line of Morningside Drive, at 37.43 ft. the Northeast corner of Lot 10 and the Northwest corner of Lot 9, in all, 70.43 ft. to a set 1/2" iron rod at a point of curvature;

THENCE in a Southeasterly direction 94.25 ft. with the arc of a curve having a radius of 60.0 ft. a central angle of 90° and a long chord bearing S. 49° 00' 00" E. 84.85 ft. to a set 1/2" iron rod at a point of tangency in the West line of Morningside Drive and the East line of Lot 9;

THENCE S. 4° 00' E. 54.94 ft. with the East line of Lot 9 and the West line of Morningside Drive to the point of Beginning.