

<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2023-0038 <b>RECORDED DATE:</b> 10/19/2023 03:54:46 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> 950874 - 2 Doc(s) <b>Document Page Count:</b> 3 <b>Operator Id:</b> Clerk	
<b>RETURN TO:</b> () MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002	<b>SUBMITTED BY:</b> MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002	
<p>DOCUMENT # : FC-2023-0038          RECORDED DATE: 10/19/2023 03:54:46 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;">   <b>Kerrie Cobb</b>            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.**

23-145682

**Notice of Substitute Trustee's Sale**

**Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> January 4, 2022	<b>Original Mortgagor/Grantor:</b> CHAD J FOSNOT AND TINA M FOSNOT
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR LOANDEPOT.COM, LLC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> LAKEVIEW LOAN SERVICING, LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2022-0000077	<b>Property County:</b> LIMESTONE
<b>Mortgage Servicer:</b> LoanCare, LLC	<b>Mortgage Servicer's Address:</b> 3637 Sentara Way, Virginia Beach, Virginia 23452

\* 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 property securing the above referenced loan.

**Secures:**Note in the original principal amount of \$201,188.00, executed by CHAD J. FOSNOT and payable to the order of Lender.

**Property Address/Mailing Address:** 417 LCR 318, MART, TX 76664

**Legal Description of Property to be Sold:** BEING A 2.00 ACRES TRACT SITUATED IN THE L. KELSEY SURVEY A-304, MART/VICTORIA AREA, LIMESTONE COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 2.00 ACRES TRACT DESCRIBED IN THE DEED TO EUGENE GERIK ET UX RECORDED IN VOL. 638, PG. 258, DEED RECORDS OF LIMESTONE COUNTY, TEXAS (L.C.D.R.), AND DESCRIBED IN THE AFFIDAVIT OF HEIRSHIP TO PATRICIA GERIK REESING ET AL RECORDED IN INSTRUMENT NO. 2021-0003798, L.C.D.R., SAID 2.00 ACRES BEING MORE PARTICULAR DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 3/8" IRON ROD IN THE NORTH MARGIN OF COUNTY ROAD LCR 318 FOR THE SOUTHEAST CORNER OF SAID 2.00 ACRES TRACT AND THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF THE ROBERT REESING CALLED 1.25 ACRES TRACT OF RECORD IN VOL. 799, PG. 873, L.C.D.R.;

THENCE S. 59° 15' 00" W. 208.71 FT. WITH THE NORTH MARGIN OF SAID LCR 318 AND THE SOUTH LINE OF SAID 2.00 ACRES TRACT TO A FOUND 3/8" IRON ROD FOR THE SOUTHWEST CORNER OF SAID 2.00 ACRES TRACT AND THIS TRACT, SAME BEING THE SOUTHEAST CORNER OF THE SHANNON MARIE AKINS CALLED 1.00 ACRE TRACT OF RECORD IN INSTRUMENT NO. 20181761, L.C.D.R.;

THENCE N. 30° 45' 00" W. WITH THE WEST LINE OF SAID 2.00 ACRES TRACT AND THE EAST LINE OF SAID AKINS TRACT, AT 210.00 FT. THE NORTHWEST CORNER OF SAID AKINS TRACT AND AN ELL CORNER IN THE EAST LINE OF THE ROBERT A. WRIGHT IV CALLED 131 ACRES TRACT OF RECORD IN VOL. 1359, PG. 604, L.C.D.R., CONTINUING WITH THE EAST LINE OF SAID WRIGHT TRACT, IN ALL 417.42 FT. TO A FOUND 3/8" IRON ROD FOR THE NORTHWEST CORNER OF SAID 2.00 ACRES TRACT AND THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF THE ARTURO MARTINEZ CAMPOS



CALLED 44.50 ACRES TRACT OF RECORD IN INSTRUMENT NO. \_ 2021-0003606, L.C.D.R.;

THENCE S. 59° 15' 00" W. 208371 FT. WITH THE NORTH LINE OF SAID 2.00 ACRES TRACT AND THE SOUTH LINE OF SAID CAMPOS TRACT TO A FOUND 3/8" IRON ROD FOR THE NORTHEAST CORNER OF SAID 2.00 ACRES TRACT AND THIS TRACT, SAME BEING AN ELL CORNER IN THE SOUTH LINE OF SAID CAMPOS TRACT;

THENCE S. 30° 45' 00" E. WITH THE SOUTHWEST LINE OF SAID CAMPOS TRACT, AT 157.74 FT. TO A POINT FOR AN ELL CORNER IN THE SOUTH LINE OF SAID CAMPOS TRACT AND THE NORTHWEST CORNER OF SAID REESING TRACT, CONTINUING WITH THE WEST LINE OF SAID REESING TRACT, IN ALL 417.42 FT. TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES.

<b>Date of Sale:</b> December 05, 2023	<b>Earliest time Sale will begin:</b> 11:00 AM
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**Place of sale of Property:** At the front door of the Limestone County Courthouse, 200 West State Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *LAKEVIEW LOAN SERVICING, LLC*, the owner and holder of the Note, has requested Kristopher Holub, Violet Nunez, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Aurora Campos, Angie Uselton, Conrad Wallace, Dana Kamin, Auction.com, Thomas Gilbraith, David Ray, Aaron Crawford, Lori Garner, Mollie McCoslin, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont whose address is 1 Mauchly Irvine, CA 92618 OR Mollie McCoslin, Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Allan Johnston or Ronnie Hubbard whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

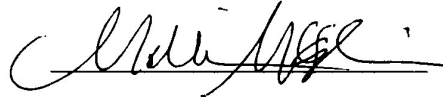
**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Kristopher Holub, Violet Nunez, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Aurora Campos, Angie Uselton, Conrad Wallace, Dana Kamin, Auction.com, Thomas Gilbraith, David Ray, Aaron Crawford, Lori Garner, Mollie McCoslin, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont whose address is 1 Mauchly Irvine, CA 92618 OR Mollie McCoslin, Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Allan Johnston or Ronnie Hubbard whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Kristopher Holub, Violet Nunez, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Aurora Campos, Angie Uselton, Conrad Wallace, Dana Kamin, Auction.com, Thomas Gilbraith, David Ray, Aaron Crawford, Lori Garner, Mollie McCoslin, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont whose address is 1 Mauchly Irvine, CA

92618 OR Mollie McCoslin, Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Allan Johnston or Ronnie Hubbard whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Kristopher Holub, Violet Nunez, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Aurora Campos, Angie Uselton, Conrad Wallace, Dana Kamin, Auction.com, Thomas Gilbraith, David Ray, Aaron Crawford, Lori Garner, Mollie McCoslin, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont OR Mollie McCoslin, Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre OR Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Allan Johnston or Ronnie Hubbard, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:  
(470)321-7112