

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2023-0039 RECORDED DATE: 10/19/2023 03:54:47 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 2
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 950874 - 2 Doc(s) Document Page Count: 1 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-2023-0039 RECORDED DATE: 10/19/2023 03:54:47 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

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE**LIMESTONE County****Deed of Trust Dated:** August 31, 2022**Amount:** \$140,250.00**Grantor(s):** ANGELA PIERCE and PHILLIP PIERCE**Original Mortgagee:** MORTGAGE SOLUTIONS OF COLORADO, LLC**Current Mortgagee:** ALLIED FIRST BANK, SB dba SERVBANK, AN ILLINOIS STATE SAVINGS BANK**Mortgagee Address:** ALLIED FIRST BANK, SB dba SERVBANK, AN ILLINOIS STATE SAVINGS BANK, 3201 ORCHARD ROAD, OSWEGO, IL 60543**Recording Information:** Document No. 2022-0004067**Legal Description:** Lot(s) No. 15, Division LXXX of THE JANUARY ADDITION in the City of Mexia, according to plat of same recorded in PLAT NO. 179 of the PLAT records of LIMESTONE County, Texas**Date of Sale:** December 5, 2023 between the hours of 10:00 AM and 1:00 PM.**Earliest Time Sale Will Begin:** 10:00 AM**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the LIMESTONE County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

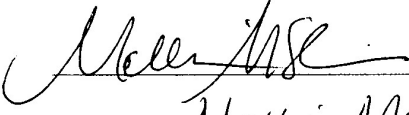
KRISTOPHER HOLUB OR SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, LORI GARNER, MOLLIE MCCOSLIN, ALLAN JOHNSTON, HARRIETT FLETCHER, DANA KAMIN, THOMAS GILBRAITH, DAVID RAY, AARON CRAWFORD, VIOLET NUNEZ, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, AURORA CAMPOS, ANGIE USELTON, CONRAD WALLACE OR RONNIE HUBBARD have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.


 Anthony Mauchly, ATTORNEY AT LAW
 HUGHES, WATERS & ASKANASE, L.L.P.
 1201 Louisiana, SUITE 2800
 Houston, Texas 77002
 Reference: 2023-004273


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