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| LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504 | DOCUMENT #: FC-2023-0049 RECORDED DATE: 12/14/2023 03:31:51 PM  | |
| OFFICIAL RECORDING COVER PAGE | | Page 1 of 3 |
| Document Type: FORECLOSURE Transaction Reference: Document Reference: | Transaction #: 952244 - 1 Doc(s) Document Page Count: 2 Operator Id: Clerk | |
| RETURN TO: () MOLLY MCCOSLIN | SUBMITTED BY: MOLLY MCCOSLIN | |
| DOCUMENT # : FC-2023-0049 RECORDED DATE: 12/14/2023 03:31:51 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.**

FILED FOR RECORD
DEC 14 2023 PM 3:8

NOTICE OF SUBSTITUTE TRUSTEE SALE

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|---|---|
| Deed of Trust Date: 6/3/2015 | Grantor(s)/Mortgagor(s): KENT WHITE AND WIFE, DAWN M WHITE HUSBAND AND WIFE |
| Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS | Current Beneficiary/Mortgagee: U.S. BANK NATIONAL ASSOCIATION |
| Recorded in: Volume: N/A Page: N/A Instrument No: 20151807 | Property County: LIMESTONE KERRIE COBB-CO, CLERK LIMESTONE COUNTY, TX |
| Mortgage Servicer: U.S. Bank National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee. | Mortgage Servicer's Address: 2800 Tamarack Road, Owensboro, KY 42301 |
| Date of Sale: 2/6/2024 | Earliest Time Sale Will Begin: 10:00 am |
| Place of Sale of Property: Limestone County Courthouse, 200 W. State Street, Groesbeck, TX 76642 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE. | |

Legal Description: SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Kristopher Holub, Violet Nunez, Meryl Olsen, Misty McMillan, Tiffney 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, Allan Johnston or Ronnie Hubbard, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

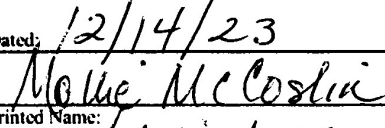
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A 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.

Dated: 12/11/2023



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for U.S. Bank National Association

Dated: 12/14/23



Printed Name:



Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-23-100523-POS
Loan Type: FHA

TX-23-100523-POS

EXHIBIT A

BEING a 9.00 acres tract of land situated in the Shiloh Community, Andres Varela Survey A-29, Limestone County, Texas, and being part of that called 18.30 acres Tract One, that called 6.59 acres Tract Two, that called 6.723 acres Tract Three and that called 48.85 acres Tract Four described in the deed to Justin Reed et al recorded in instrument No. 20144472, Deed Records of Limestone County, Texas (L.C.D.R.) said 9.00 acres being more particularly described by metes and bounds as follows:

BEGINNING at a point in the East edge of county road LCR 439 for an angle corner in the West line of said Tract One and this tract, same being the Southwest corner of that 2.00 acres tract of record in Vol. 995, Pg. 394, L.C.D.R., from which corner a found 1" iron pipe for reference in the East margin of said LCR 439 bears N. 55° 52' 43" E. 11.32 ft.;

THENCE S. 33° 19' 57" E. with the East edge of said LCR 439 and the West line of said Tract One, at 650.52 ft. the Westerly Southwest corner of said Tract One and the Northwest corner of said Tract Two, continuing along said road and the West line of said Tract Two, in all 691.03 ft. to the true point of BEGINNING.

THENCE N. 56° 40' 23" E. with the North line of this tract through said Tract Two, at 55.94 ft. the North line of said Tract Two and the South line of said Tract One, continuing through said Tract One, at 703.77 ft. the East line of said Tract One and the Northwest line of said Tract Two, continuing through a corner of said Tract Two, at 737.64 ft. the North line of said Tract Two and the South line of said Tract Three, continuing into Tract Three, in all 872.92 ft. to a set ½" iron rod for the Northeast corner of this tract;

THENCE S. 33° 19' 37" E. with the East line of this tract through said Tract Three, at 151.36 ft. the South line of said Tract Three and the North line of said Tract Two, continuing through Tract Two, at 320.38 ft. a found ¼" iron pipe at fence corner post for the Southwest corner of the Steven G. Dabney et ux called 21.019 acres tract of record in Vol. 1197, Pg. 436, L.C.D.R., same being an angle corner in the East line of said Tract Two and an angle corner in the North line of said Tract Four, continuing into said Tract Four, in all 449.11 ft. to a set ½" iron rod for the Southeast corner of this tract;

THENCE S. 56° 40' 23" W. with the South line of this tract through said Tract Four, at 211.72 ft. a North line of said Tract Four and the East line of said Tract Two, continuing through Tract Two, at 611.82 ft. the South line of said Tract Two and a Northerly line of said Tract Four, continuing through said Tract Four, in all 872.92 ft. to a set ½" iron rod in the East edge of said LCR 439 and the West line of said Tract Four for the Southwest corner of this tract, from which corner a point in the intersection of said LCR 439 and county road LCR 431 for the Southwest corner of said Tract Four bears S. 33° 19' 37" E. 735.69 ft.;

THENCE N. 33° 19' 37" W. with the East edge of said LCR 439 and the West line of said Tract Four, at 189.22 ft. the Westerly Northwest corner of said Tract Four and the Southwest corner of said Tract Two, continuing along said road and the West line of said Tract Two, in all 449.11 ft. to the point of BEGINNING, containing 9.00 acres.