

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2024-0007 RECORDED DATE: 02/29/2024 11:53:59 AM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 5
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 954486 - 1 Doc(s) Document Page Count: 4 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-2024-0007 RECORDED DATE: 02/29/2024 11:53:59 AM 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>		

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***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Mollie McCoslin, Sheryl LaMont, Robert LaMont, Harriett
Fletcher, Sharon St. Pierre
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000446-23-1

APN R13947

TO No 230625616

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on December 15, 2017, BILLY J RAMSEY, A SINGLE MAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of RUTH W. GARNER as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for SENTE MORTGAGE, INC., its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$112,425.00, payable to the order of Nationstar Mortgage LLC as current Beneficiary, which Deed of Trust recorded on December 19, 2017 as Document No. 20174741 in Limestone County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN R13947

WHEREAS, the Trustee named in the Deed of Trust ~~having been~~ removed, the legal holder of the indebtedness described in the Deed of Trust appointed ~~Mollie McCoslin, Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre~~ or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Nationstar Mortgage LLC**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.



4810952

TS No TX07000446-23-1

APN R13947

TO No 230625616

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, April 2, 2024 at 11:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Limestone County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **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.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Nationstar Mortgage LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Nationstar Mortgage LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 29th day of February 2024


By: Mollie McCoslin, Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT <https://www.servicelinkauction.com/>
FOR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLink Auction | Hudson and
Marshall at (866) 539-4173**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX07000446-23-1

APN R13947

TO No 230625616

EXHIBIT "A"

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

EXHIBIT "A"

BEING A 7.77 ACRES TRACT OF LAND DESCRIBED IN THE LOUIS DILLON SURVEY, A-177, LIMESTONE COUNTY, TEXAS, A PART OF THAT CALLED 10.12 ACRES TRACT DESCRIBED IN THE DEED DATED SEPTEMBER 6, 2000 FROM PRESTON HOGAN TO ENOCH MENZEL ET UX RECORDED IN VOLUME 1041, PAGE 638, DEED RECORDS OF LIMESTONE COUNTY, TEXAS, SAID 7.77 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 4 INCH STEEL PIPE FENCE CORNER IN THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 164 FOR NORTHWEST CORNER OF THAT CALLED 0.12 ACRES TRACT AND THIS TRACT, SAME BEING THE NORTHEAST CORNER OF THE R. JONES CALLED 19.84 ACRES TRACT OF RECORD

THENCE IN AN EASTERLY DIRECTION WITH SAID RIGHT OF WAY LINE S. 84 DEGREES 49 MINUTES 21 SECONDS E. 193.32 FEET TO A CONCRETE HIGHWAY MARKER FOR ANGLE CORNER; CONTINUING S. 81 DEGREES 32 MINUTES 00 SECONDS E. 100.00 FEET AT A SET 1/2 INCH IRON ROD AT A POINT OF TRANSITION FOR ANGLE CORNER, CONTINUING S. 77 DEGREES 07 MINUTES 00 SECONDS E. 200.50 FEET TO A SET 1/2 INCH IRON ROD AT A POINT OF TRANSITION FOR ANGLE CORNER, AND S. 81 DEGREES 24 MINUTES 00 SECONDS E. (BASIS OF BEARING FROM PREVIOUS DEED DESCRIPTION) 236.98 FEET TO A SET 1/2 INCH IRON ROD FOR NORTHEAST CORNER OF THIS TRACT AND NORTHWEST CORNER OF A 2.20 ACRES TRACT SURVEYED THIS DATE;

THENCE S. 9 DEGREES 11 MINUTES 25 SECONDS W. 425.55 FEET TO A SET 1/2 INCH IRON ROD IN THE NORTHWEST LINE OF THE RONNIE E. JONES CALLED 47.08 ACRES TRACT OF RECORD IN VOLUME 955, PAGE 419, AND IN A FENCE LINE FOR SOUTHEAST CORNER OF THIS TRACT AND SOUTHWEST CORNER OF SAID 2.20 ACRES TRACT;

THENCE S. 59 DEGREES 47 MINUTES 02 SECONDS W. 369.18 FEET WITH SAID FENCE FOR SOUTHEAST LINE OF THAT 10.12 ACRES TRACT AND NORTHWEST LINE OF SAID JONES TRACT TO A 4 INCH STEEL PIPE FENCE CORNER POST FOR SOUTHWEST CORNER OF THAT TRACT CALLED 10.12 ACRES AND FOR SOUTHEAST CORNER OF SAID JONES 19.84 ACRES TRACT OF RECORD IN VOLUME 806, PAGE 568;

THENCE N. 30 DEGREES 34 MINUTES 55 SECONDS W. 851.33 FEET WITH A FENCE FOR WEST LINE OF THAT CALLED 10.12 ACRES AND THIS TRACT, SAME BEING THE EAST LINE OF SAID JONES TRACT, TO THE POINT OF BEGINNING, CONTAINING 7.77 ACRES.