

00001083

Copy of Original
Filed 3/16/15
Not Compared
or Verified

NOTICE OF FORECLOSURE SALE

1. **Property to Be Sold.** The property to be sold is described as follows:

SEE EXHIBIT "A"

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/09/2001 and recorded in Book 1055 Page 445 real property records of Limestone County, Texas. Re-filed in Book 1061 Page 415 real property records of Limestone County, Texas.

3. **Date, Time, and Place of Sale.**

Date: 04/07/2015

Time: The sale will begin no earlier than 11:00 AM or no later than three hours thereafter.

Place: Limestone County Courthouse, Texas, at the following location: THE FRONT DOOR OF THE COURTHOUSE, 200 WEST STATE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part 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 express or implied warranties, except as to the warranties of title, 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.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. **Obligations Secured.** The Deed of Trust executed by ANGELA JARAMILLO AND DAVID M. JARAMILLO, provides that it secures the payment of the indebtedness in the original principal amount of \$95,805.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. is the current mortgagee of the note and deed of trust and BANK OF AMERICA, N.A. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BANK OF AMERICA, N.A. c/o BANK OF AMERICA, N.A., 4500 PARK GRANADA, CALABASAS, CA 91302 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Default and Request to Act.** Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.



LORI GARNER, SHARON ST. PIERRE, SHERYL LAMONT
OR ROBERT LAMONT
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

14-001303-570
RT. 2, BOX 112
MART, TX 76664

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.



4515955

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DESCRIPTION

STATE OF TEXAS
COUNTY OF LIMESTONE

BEING all of that tract of land in Limestone County, Texas, out of the Peterson Pate Survey, A-441, being all of that called 1.91 acres described in a deed to Clarence L. Glaser and wife, Gladys L. Glaser recorded in Volume 587, Page 193 of the Deed Records of Limestone County, Texas, and being a part of that called 103.20 acres described in a deed to Clarence L. Glaser and wife, Gladys L. Glaser recorded in Volume 987, Page 677 of the Deed Records of Limestone County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch pipe found in the Northeast line of County Road 606 at the South corner of said 1.91 acres;

THENCE North 32 degrees 24 minutes 39 seconds West with said line of County Road 606, 832.78 feet to a 1/2 inch pipe found for corner in the Southwest line of said 103.20 acres;

THENCE North 65 degrees 16 minutes 25 seconds East along a fence, 1317.32 feet to a 1/2 inch steel rod set at a fence corner;

THENCE South 75 degrees 34 minutes 35 seconds East continuing along said fence, 454.13 feet to a 1/2 inch steel rod set at a fence corner;

THENCE South 13 degrees 13 minutes 39 seconds East continuing along said fence, 224.09 feet to a 1/2 inch steel rod set in the Southeast line of said 103.20 acres;

THENCE South 59 degrees 46 minutes 05 seconds West with said line and a fence, 1062.67 feet to a 3/8 inch pipe found at the North corner of said 1.91 acres;

THENCE South 30 degrees 14 minutes 15 seconds East along a fence, 174.23 feet to a 1/2 inch pipe found at the East corner of said 1.91 acres;

THENCE South 60 degrees 00 minutes 00 seconds West (Bearing Basis) along a fence and the Southeast line of said 1.91 acres, 474.44 feet to the Point of Beginning, containing 22.282 acres of land.

Filed for Record in:
Limestone County

On: Mar 16, 2015 at 03:10P

By: Delores Crabb

STATE OF TEXAS

COUNTY OF LIMESTONE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of: Limestone County as stamped hereon by me.

Mar 16, 2015

Peggy Beck, County Clerk
Limestone County