

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

00001276

**Deed of Trust Date:**  
10/29/2010

Copy of Original  
Filed 9/28/17  
Not Compared  
or Verified

**Grantor(s)/Mortgagor(s):**  
DAVID A TURRUBIARTE, JOINED HEREIN  
PRO FORMA BY HIS WIFE, KIMERA  
TURRUBIARTE

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A  
NOMINEE FOR BANK OF AMERICA, N.A.,  
ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Federal National Mortgage Association ("Fannie  
Mae"), a corporation organized and existing  
under the laws of the United States of America

**Recorded in:**  
**Volume:** 1354  
**Page:** 510  
**Instrument No:** 00104327

**Property County:**  
LIMESTONE

**Mortgage Servicer:**  
Seterus, Inc. is representing the Current  
Beneficiary/Mortgagee under a servicing  
agreement with the Current  
Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
14523 SW Millikan Way, Suite 200, Beaverton,  
OR 97005

**Legal Description:** SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

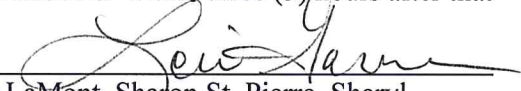
**Date of Sale:** 11/7/2017

**Earliest Time Sale Will Begin:** 11:00AM

**Place of Sale of Property:** THE FRONT DOOR OF THE COURTHOUSE, 200 WEST STATE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, 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.

*Notice Pursuant to Tex. Prop. Code § 51.002(i):*  
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.

  
Robert LaMont, Sharon St. Pierre, Sheryl  
LaMont, David Sims, Allan Johnston, Lori  
Garner  
or Cole D. Patton  
or Deanna Segovia  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

## LEGAL DESCRIPTION EXHIBIT A

BEING 0.227 all that certain lot, tract, or parcel of land situated in the City of Groesbeck, Limestone County, Texas, being a part of Subdivision One (1), in Division LXV (65) being 0.227 acres and being all of the land described in a Deed of Trust from Jack E. Hogan and Bonnie J. Hogan for the benefit of Edgar Ellis Kilgore, et al, dated March 26, 1987 and recorded in Vol. 771, Page 284, Deed of Trust Records Limestone County, Texas. Said 0.227 acres being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

## EXHIBIT "A"

All that certain lot tract or parcel of land situated in the City of Groesbeck, Limestone County, Texas, being a part of Subdivision One, in Division LXV (65) being 0.227 acres and being all of the land described in a Deed of Trust from Jack E. Hogan and wife Bonnie J. Hogan for the benefit of Edgar Ellis Kilgore, et al, dated March 26, 1987 and recorded in Volume 771, Page 284, Deed of Trust Records Limestone County, Texas. Said 0.227 acre tract described to wit.

Beginning at a 16 penny nail (reset with a 1/2" iron rod and cap, RPLS/1858/HJR) found at the most north corner of said 0.227 acre tract, said point being the southwesterly corner of the Jerry D. Wilson lot, Vol. 683, Pg. 700, said point being in the easterly r.o.w. of Grayson St., a 1" iron pipe found as witness bears South 58 degrees East, 77.8 feet;

THENCE South 58 degrees East, (called North 58 degrees East,) 150.0 feet along the southerly line of the Wilson lot to a 1/2" iron rod and cap set for this most easterly corner, said point bears 0.6 feet northeasterly of a 2" chain link fence corner;

THENCE South 32 degrees West, 150.4 feet along the westerly line of the Jerry Wilson lot and the Carl J. Jackson lot, Vol. 982, Pg. 48 to a 1/2" iron rod and cap set for this most southerly corner at the east face of a 8" elm tree, said point being the most easterly corner of the G. & G. Partnership lot, Vol. 934, Pg. 705;

THENCE North 58 degrees West, 150.0 feet to a 1/2" iron rod and cap set in side walk for this most southwesterly corner, said point being in the easterly r.o.w. of Grayson St. and bears North 58 degrees West, 4.6 feet from a 1" iron pipe found as witness;

THENCE North 32 degrees East, (Basis of Bearing per city plat) 150.4 feet along said easterly r.o.w. to the point of beginning, containing 0.227 acre of land, more or less.

00001276

Filed for Record in:  
Limestone County

On: Sep 28, 2017 at 12:09P

By: Janice Ledet

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.

Sep 28, 2017

Peggy Beck, County Clerk  
Limestone County