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Filed 5/15/18
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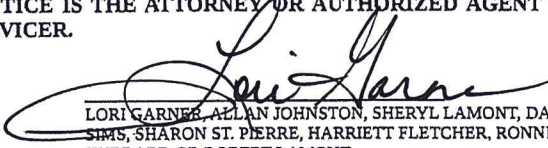
NOTICE OF FORECLOSURE SALE

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.

- 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 12/11/2007 and recorded in Book 1265 Page 1 Document 00077288 real property records of Limestone County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 07/03/2018
Time: 11:00 AM
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.
- 5. Obligations Secured.** The Deed of Trust executed by FRANK L. GRIFFITH, provides that it secures the payment of the indebtedness in the original principal amount of \$300,240.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY c/o CHAMPION MORTGAGE COMPANY, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. Order to Foreclose.** NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY obtained a Order from the 77th District Court of Limestone County on 04/06/2018 under Cause No. 31,372-A. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.
- 7. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint LORI GARNER, ALLAN JOHNSTON, SHERYL LAMONT, DAVID SIMS, SHARON ST. PIERRE, HARRIETT FLETCHER, RONNIE HUBBARD OR ROBERT LAMONT, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


 Mackie Wolf Zientz & Mann, P.C.
 Brandon Wolf, Attorney at Law
 L. Keller Mackie, Attorney at Law
 Lori Liane Long, Attorney at Law
 Tracey Midkiff, Attorney at Law
 Marissa Sibal, Attorney at Law
 Parkway Office Center, Suite 900
 14160 North Dallas Parkway
 Dallas, TX 75254


 LORI GARNER, ALLAN JOHNSTON, SHERYL LAMONT, DAVID SIMS, SHARON ST. PIERRE, HARRIETT FLETCHER, RONNIE HUBBARD OR ROBERT LAMONT
 c/o AVT Title Services, LLC
 1101 Ridge Rd. Suite 222
 Rockwall, TX 75087

I am Lori Garner Certificate of Posting
 whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 5-15-2018 I filed this Notice of Foreclosure Sale at the office of the Limestone County Clerk and caused it to be posted at the location directed by the Limestone County Commissioners Court.



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Doc 00077288 Bk RP Vol 1265 Ps 12
Order No. 203200351
Page 1 of 2

Exhibit A

BEING 0.452 of an acre, more or less, out of M.C. Rejon XI League Grant, A-26, Limestone County, Texas, being Lot 14, Block B, of the Bishops Landing Subdivision at Lake Limestone, being all of that called 0.499 acres tract described in Deed of Trust dated February 28, 1997, from Orville A. Stafford to David Hughes, Trustee for Farmers State Bank, Groesbeck, Texas, recorded in Vol. 963, Page 623, Deed Records of Limestone County, Texas, and being more particularly described by metes and bounds as follows

Beginning at a 3/8" iron rod found at the northwesterly corner of said 0.449 acre tract, being the southeasterly corner of the Jerilyn Galand, 0.44 acre tract, Lot 13, Volume 217, Page 546;

THENCE South 72 degrees 38 minutes 23 seconds West, 265.85 feet, (Basis per deed, Vol. 925, Pg. 266) along a 30" wood fence located on the southerly line of said tract 13, to a point in the water of Lake Limestone, for the northwesterly corner of Lot 14, a 1/2" rod found 20" up on offset to corner bears North 72 degrees 38 minutes 23 seconds East, 10.0 feet;

THENCE South 17 degrees 18 minutes 38 seconds East, 27.16 feet (deed call) to a point in water for angle point;

THENCE South 35 degrees 08 minutes East, 72.84 feet (deed call) to a 3/8" iron rod found at wood bulk head for the south corner of Lot 14, being the southwesterly corner of the L.E. Lewis Lot 15, Vol.. 961, Pg. 281;

THENCE North 62 degrees 10 minutes 44 seconds East, 258.29 feet along a 36" board fence located on the southerly line of Lot 14 to a 3/8" iron rod found near fence corner in the westerly r.o.w. of a Private Road, 50.0 foot r.o.w.;

THENCE North 20 degrees 20 minutes West, 6.12 feet to a 3/8" iron rod found at angle point, in said r.o.w.;

THENCE North 30 degrees 21 minutes West, 44.65 feet along said r.o.w. to the point of beginning, containing 0.452 acre of land, more or less.

AND IN ADDITION HERETO:

BEING a certain 40 foot wide strip of land containing 3.539 acres of land, situated in the M. C. Rejon Eleven League Grant, A-26, Limestone County, Texas, said 3.539 acre strip being part of a called 229.14 acre tract of land described in a deed from W. H. Gantt and wife, Emma Gantt to Wilburn Rhodes and wife, Helen Rhodes, of record in Volume 530, Page 196, Deed Records, Limestone County, Texas, said 3.539 acre strip being described as follows:

Beginning at a 3/4 inch iron pipe set at the base of an 8" diameter creosote corner post, in the north margin of a county road, said point being the southwesterly corner of the James D. Webb tract and also being the most southeasterly corner of said 229.14 acre tract;

Thence S 75 deg 16' W 40.3 feet with said north margin to a 3/4 inch iron pipe set at the base of a 8" diameter creosote corner post, said point being the northeast corner of the Wilber C. Fisher 142.18 acre tract:

Thence N 32 deg 35' W 2700.29 feet with the northeasterly line of said tract, being common with the

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Doc Bk Vol Ps
00077288 RP 1265 13

Westerly line of said 40 foot strip to a 3/4 inch iron pipe set at a bend, said point bears S 56 deg 53' W 40 feet from a 4" X 4" concrete monument found for an exterior corner of Archie Gantt's original 550 acre tract;

Thence N 33 deg 13' 19" W 918.37 feet continuing with said northeasterly line of the Rhodes tract to an aluminum disc stamped "BRA" E1. 363.1, found for the future shore line of Lake Limestone, a 6 foot tee bar post also found for witness; Thence S 58 deg 09' 44" E 91.2 feet to an aluminum disc stamped "BRA" E1. 363.1 found in the westerly line of the Archie Gantt original 550 acre tract;

Thence S 33 deg 19' 40" E 835.75 feet with said line to a 4" X 4" concrete monument found for the exterior corner of said Gantt's 550 acre tract, said point also being the most westerly corner of the James D. Webb tract;

Thence S 32 deg 33' E 2713 feet with the westerly line of said tract to the place of beginning, and containing 3.539 acres of land; this being the road easement described in "Easement for Road Right-Of-Way" dated February 18, 1987, from Billy G. Bishop and wife, Elaine Bishop to J. C. Hunt and wife Patsy Hunt, of record in Volume 769, Page 742, Real Property Records, Limestone County, Texas.

Filed for Record in:
Limestone County

On: Dec 28, 2007 at 11:09A

By: Diane Tilles

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 volume and page of the
named records of: Limestone County
as stamped hereon by me.

Dec 28, 2007

Filed for Record in:
Limestone County
Peggy Beck, County Clerk
Limestone County
On: May 15, 2018 at 01:48P

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.

May 15, 2018

Peggy Beck, County Clerk
Limestone County