

PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON TUESDAY, JULY 2, 2019

NOTICE OF FORECLOSURE SALE

WHEREAS, on or about July 14, 2011 and March 14, 2012 an Affidavits Certifying Transfer of Tax Lien, or other Transfer of Lien document (regardless of actual title, herein called the "Transfer Affidavit") was recorded by the applicable Tax Assessor-Collector (the "Tax Assessor"), Deputy or Agent, recorded in/under Document No. 00112663, 0012664 and 00120878, 00120879, of the Real Property Records of, Limestone County, TX, transferring the tax lien referred to therein to Tax Rescue II, LLC (the "Lienholder") for the ad valorem property taxes assessed against the following real property (the "Property"):

Property means - All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Limestone County, Texas, being more particularly described as Exhibit "A" (more particularly described in the Loan Documents).

WHEREAS, on or about June 30, 2011, Richard L. Anderson and Tracy L. Anderson ("Owners", whether one or more) executed a tax lien promissory note (the "Note") in the original principal amount of \$1,814.37 payable to the order of the Lienholder, evidencing the obligations of the Owners to re-pay the Lienholder for advancing funds to pay the ad valorem taxes owed on the Property to the Tax Assessor. The Note provides for a schedule of repayment with which the Owners agreed to comply.

WHEREAS, of even date with the said Note, in order to secure the re-payment of the Note, Owners executed, together with the Lienholder, a Contract for Foreclosure of Tax Lien or Deed of Trust- Tax Lien (the "Tax Lien Contract/Deed of Trust"), recorded in/under clerk's file No. 00112662, Real Property Records of Limestone County, TX, wherein the Owners, among other provisions, (i) consented to the Lienholder paying the ad valorem taxes on the Property, (ii) granted to the Lienholder a lien against the Property, which, which lien was subrogated to the lien priority and foreclosure rights against the Property granted by law to the Tax Assessor, (iii) granted to the Lienholder a power of sale, which allows the Lienholder to non-judicially foreclose on the Property for non-payment of the Note, and (iv) consented to foreclosure of the said lien by the Lienholder within one (1) year after the recording of the lien as provided in Sec.32.06(i) of the Texas Property Tax Code; and

WHEREAS, Tax Rescue II, LLC, is representing the Lienholder under a servicing agreement with the Lienholder, The Lienholder is the Mortgagee. The name and address of the mortgage servicer are: Tax Rescue II, LLC, is P.O. Box 741109, Houston, Texas 77274-1109; and,

WHEREAS, default has occurred in the payment of said debt and the same is now due, and the Lienholder as the legal owner and the holder thereof, has demanded payment thereof and has requested the undersigned to enforce the power of sale set forth in the Tax Lien Contract/Deed of Trust and to sell said property pursuant to the terms of said Tax Lien Contract/Deed of Trust; and,

Copy of Original
Filed 10-11-19
Not Compared
or Verified

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WHEREAS, the undersigned (the "Trustee") was appointed either in the Tax Lien Contract/Deed of Trust or subsequently as Trustee or Substitute Trustee in accordance with the provisions of said Tax Lien Contract/Deed of Trust to sell the Property, and Whereas the Trustee filed and furnished to Grantor, all persons obligated on the Note, and all Guarantors, if any, and the mortgage lien holder, if any, copies of this Notice of Foreclosure Sale in accordance with Sec. 32.06 and Sec. 32.065 of the Texas Property Tax Code, Sec. 51.002 of the Texas Property Code and the Tax Lien Contract/Deed of Trust;

THEREFORE, NOTICE is given that the undersigned or such other person appointed as Trustee or Substitute Trustee in accordance with the provisions of said Tax Lien Contract/Deed of Trust will sell the Property on TUESDAY, JULY 2, 2019 that being the first Tuesday in said month, beginning 11 AM- 2 PM, at the Limestone County Courthouse at the place designated by the Commissioner's Court of Limestone County, Texas, at Public Sale to the highest bidder for cash.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE BENEFICIARY NOR THE TRUSTEE/SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active 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.

Trustee or Substitute Trustee:

Sharon St. Pierre 6-11-2019
Sharon St. Pierre, or Robert LaMont, or Kelly Goddard, or Allan Johnston, or Ronnie Hubbard David Cerda or Jose Martinez or Gabriela Espinoza or Less Longoria or Luis Esqueda or Lucia Mendez 6101 Southwest Fwy., Suite 400, Houston, Texas 77057 06/11/2019

EXHIBIT "A"

Tract I:

BEING LOT 10 AND THE SOUTH ¼ OF LOT 9, BLOCK 32, TOWN OF KOSSE, LIMESTONE COUNTY, TEXAS ACCORDING TO THE MAP OF SAID TOWN OF KOSSE OF RECORD IN VOL 1, PAGE 78, PLAT RECORDS, LIMESTONE COUNTY, TEXAS

Tract II:

BEING an 0.07 acre tract of land situated in the City of Kosse, Limestone County, Texas, a part of Lot 1, Block 48, Survey, called the West one-half (½) of Lot 1, and surveyed from the proration of Block 48, and being that tract conveyed in the deed dated May 11, 1996 from Lucy Mills to Danny Ray Moss et ux recorded in Vol. 949, Pg. 302, Deed Records of Limestone County, Texas, said 0.07 acres being more particularly described by metes and bounds as follows:

BEGINNING at a set ¼" iron rod in the North line of Jackson St. and South line of Lot 1, Block 48 as prorated as for the Southeast corner of said West one-half of Lot 1, said corner being 30 ft measured perpendicular from the center line of Jackson St., and bearing N.72°24'30"W, 56.23 ft. from the Southeast corner of Lot 1, Block 48 as prorated, said Lot Southeast corner being 30 ft. measured perpendicular from the centerline of Myrtle St.;
 THENCE N.72°24'30"W, 56.23 ft. with the South line of Lot 1 and North line of Jackson Street to a set ½" iron rod for Southwest corner of the tract and Lot 1 as prorated, same being the Southeast corner of a 20 ft wide alley;
 THENCE N.19°12'04"E, 58.78 ft. with the West line of Lot 1 and East line of said Alley as prorated to a set ½" iron rod for Northwest corner of this tract and Lot 1 as prorated;
 THENCE S.72°07'30"E, 58.35 ft. with the North line of Lot 1 as prorated to a set ½" iron rod for the Northeast corner of this tract and Northeast corner of the West one-half of Lot 1 as prorated;
 THENCE S.19°19'51"W, 58.51 ft. to the point of BEGINNING, containing 0.07 acre.

Filed for Record in:
Limestone County

On: Jun 11, 2019 at 04:19P

By: Lederle Salazar

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.

Jun 11, 2019

Kerrie Cobb, County Clerk
Limestone County