

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2021-0021 RECORDED DATE: 10/01/2021 01:26:54 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 4
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 849374 - 1 Doc(s) Document Page Count: 3 Operator Id: Lede	
RETURN TO: () TEXAS TRUSTEE & TITLE LLC	SUBMITTED BY: TEXAS TRUSTEE & TITLE LLC	
<p>DOCUMENT # : FC-2021-0021 RECORDED DATE: 10/01/2021 01:26:54 PM</p> <p>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.</p> <div style="display: flex; align-items: center;">  <div style="text-align: center;">  Kerrie Cobb Limestone County Clerk </div> </div>		

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.

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

812 E TITUS ST
MEXIA, TX 76667

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NOTICE OF [SUBSTITUTE] TRUSTEE'S 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. Date, Time, and Place of Sale.

Date: November 02, 2021

Time: The sale will begin at 12:00 PM or not later than three hours after that time.

Place: THE FRONT DOOR WHICH FACES STATE STREET OF THE LIMESTONE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 11, 2007 and recorded in Document VOLUME 1258, PAGE 306; AS AFFECTED BY CLERK'S FILE NO. 2021-0002749 real property records of LIMESTONE County, Texas, with JULIA FAYE HAMILTON, grantor(s) and HOUSEHOLD FINANCE CORPORATION III, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JULIA FAYE HAMILTON, securing the payment of the indebtednesses in the original principal amount of \$40,000.09, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF8 MASTER PARTICIPATION TRUST is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. FAY SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FAY SERVICING LLC
425 S. FINANCIAL PLACE
SUITE 2000
CHICAGO, IL 60605



812 E TITUS ST
MEXIA, TX 76667

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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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead KRISTOPHER HOLUB, AARTI PATEL, VIOLET NUNEZ, BEATRIZ SANCHEZ, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, AURORA CAMPOS, ANGIE USELTON, DANA KAMIN, AUCTION.COM, SARA EDGINGTON, CRAIG MUIRHEAD, THOMAS GILBRAITH, DAVID RAY, AARON CRAWFORD, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the LIMESTONE County Clerk and caused to be posted at the LIMESTONE County courthouse this notice of sale.

Declarants Name: _____
Date: _____

812 E TITUS ST
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LIMESTONE

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, A PART OF SUBDIVISION D IN DIVISION XXIII OF THE CITY OF MEXIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID SUBDIVISION 'D' 388 FEET SOUTH 86 WEST FROM THE NORTHEAST CORNER OF DIVISION XXIII;

THENCE SOUTH 86 WEST WITH THE NORTH LINE OF SUBDIVISION D, 106 FEET TO STAKE IN SAID NORTH LINE OF SUBDIVISION D ON SOUTH SIDE OF TITUS STREET;

THENCE SOUTH 4 EAST PARALLEL WITH THE EAST LINE OF SUBDIVISION D, 159 1/2 FEET TO STAKE;

THENCE NORTH 86 EAST PARALLEL WITH THE NORTH LINE OF SUBDIVISION D, 106 FEET TO STAKE;

THENCE NORTH 4 WEST 159 1/2 FEET TO THE PLACE OF BEGINNING; AND BEING THE SAME PROPERTY FULLY DESCRIBED AND SET OUT IN A CERTAIN WARRANTY DEED FROM M. E. ENNIS AND WIFE, DORA ENNIS, TO CHARLES P. FELZ, DATED MAY 8, 1930 AND RECORDED IN VOLUME 221, PAGE 66 OF THE DEED RECORDS OF LIMESTONE COUNTY, TEXAS.

AND

BEING A PART OF SUBDIVISION D IN DIVISION XXIII (23), OF THE CITY OF MEXIA, LIMESTONE COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN TITUS STREET, THE NORTHEAST CORNER OF THE OLD WOOTEN HOMESTEAD;

THENCE IN AN EASTERLY DIRECTION WITH THE SOUTH LINE OF TITUS STREET 191 FEET TO A POINT IN TITUS STREET;

THENCE IN A SOUTHERLY DIRECTION AT RIGHT ANGLES WITH SAID TITUS STREET, 164 FEET;

THENCE IN A WESTERLY DIRECTION PARALLEL WITH TITUS STREET, 191 FEET;

THENCE IN A NORTHERLY DIRECTION 164 FEET TO THE PLACE OF BEGINNING;

SAVE AND EXCEPT: 100 X 164 FEET DESCRIBED IN DEED DATED APRIL 7, 1969, FROM R. W. TRANTHAM AND WIFE, EDNA TRANTHAM, TO HELEN CHESTEEN LITTLE KENNEDY, OF RECORD IN VOL. 549, PAGE 762, DEED RECORDS OF LIMESTONE COUNTY, TEXAS.