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| LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504 | DOCUMENT #: FC-2022-0041 RECORDED DATE: 10/13/2022 11:08:53 AM  |
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| Document Type: FORECLOSURE Transaction Reference: Document Reference: | Transaction #: 940276 - 1 Doc(s) Document Page Count: 3 Operator Id: Clerk |
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| RETURN TO: () MOLLY MCCOSLIN 501 E MAIN WORTHAM, TX 76693 903-388-2002 | SUBMITTED BY: MOLLY MCCOSLIN 501 E MAIN WORTHAM, TX 76693 903-388-2002 |
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DOCUMENT # : FC-2022-0041
 RECORDED DATE: 10/13/2022 11:08:53 AM

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.



Kerrie Cobb
Kerrie Cobb
 Limestone County Clerk

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.**

22-01674
1722 HWY 164 E, GROESBECK, TX 76642

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:

See EXHIBIT A

Security Instrument: Deed of Trust dated November 27, 2019 and recorded on December 2, 2019 at Instrument Number 20194447 in the real property records of LIMESTONE County, Texas, which contains a power of sale.

Sale Information: December 6, 2022, at 11:00 AM, or not later than three hours thereafter, at the front door of the Limestone County Courthouse located at 200 West State Street, Groesbeck, Texas, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by JUSTIN SHAH secures the repayment of a Note dated November 27, 2019 in the amount of \$320,156.00. LAKEVIEW LOAN SERVICING, LLC., whose address is c/o LoanCare, LLC, 3637 SENTARA WAY, STE 303, VIRGINIA BEACH, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.

Kirk Schwartz

De Cubas & Lewis, Schwartz, P.C.
Kirk Schwartz , Attorney at Law
1999 N University Drive, Suite 204
Coral Springs, FL 33071



Substitute Trustee(s): Maryna Danielian, Kristopher Holub, Aarti Patel, Stacey Sanders, Amy Ortiz, Garrett Sanders, Dylan Ruiz, David Ackel, Violet Nunez, Erika Aguirre, Beatriz Sanchez, Sara Edgington, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Mollie McCoslin, Lori Garner, Robert LaMont, Harriett Fletcher, David Sims and XOME employees included but not limited to those listed herein
c/o De Cubas & Lewis, Schwartz, P.C.
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Certificate of Posting

I, Mollie McCoslin, declare under penalty of perjury that on the 13th day of October, 2022, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of LIMESTONE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

20194447

EXHIBIT "A"

BEING A 4.26 ACRES TRACT OF LAND SITUATED IN THE ANDRES VARELA SURVEY, A-29, LIMESTONE COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 4.261 ACRES DESCRIBED IN THE DEED DATED SEPTEMBER 15, 1997, FROM LAWRENCE W. SIMS ET UX TO DAVID M. DRUMMOND ET UX RECORDED IN VOLUME 975, PAGE 194, DEED RECORDS OF LIMESTONE COUNTY, TEXAS, SAID 4.26 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 3/8 INCH IRON ROD IN THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 164 AT THE BASE OF A 3 INCH STEEL PIPE FENCE CORNER POST FOR THE NORTHWEST CORNER OF SAID DRUMMOND TRACT AND THIS TRACT, SAME BEING THE NORTHEAST CORNER OF THE RESIDUE OF THE LAWRENCE W. SIMS CALLED 30.00 ACRES TRACT OF RECORD IN VOLUME 943, PAGE 173, L.C.D.R.;

THENCE S 87 DEGREES 14 MINUTES 00 SECONDS E. (BASIS OF BEARING FROM PREVIOUS DEED DESCRIPTION) 257.54 FEET WITH THE SOUTH LINE OF SAID HIGHWAY AND THE NORTH LINE OF SAID DRUMMOND TRACT TO A FOUND 1/2 INCH IRON ROD AT THE BASE OF AN 8 INCH TREATED FENCE CORNER POST FOR THE NORTHEAST CORNER OF SAID DRUMMOND TRACT AND THIS TRACT, SAME BEING THE NORTHWEST CORNER OF THE RESIDUE OF THE CHARLES W. SMITH CALLED 62 ACRES OF RECORD IN VOLUME 921, PAGE 610, L.C.D.R.;

THENCE S. 8 DEGREES 59 MINUTES 51 SECONDS E. 551.72 FEET WITH A FENCE AND THE EAST LINE OF SAID DRUMMOND TRACT, SAME BEING THE WEST LINE OF SAID SMITH TRACT TO A FOUND 3/8 INCH IRON AT THE BASE OF AN 8 INCH TREATED FENCE CORNER POST FOR THE SOUTHEAST CORNER OF SAID DRUMMOND TRACT AND THIS TRACT, SAME BEING AN EXTERIOR ELL CORNER IN THE EAST LINE OF SAID SIMS TRACT;

THENCE S. 78 DEGREES 02 MINUTES 12 SECONDS W. 319.20 FEET WITH A FENCE AND THE SOUTH LINE OF SAID DRUMMOND TRACT, SAME BEING AN EASTERLY LINE OF SAID SIMS TRACT TO A FOUND 3/8 INCH IRON ROD AT THE BASE OF AN 8 INCH TREATED FENCE CORNER POST FOR THE SOUTHWEST CORNER OF SAID DRUMMOND TRACT AND THIS TRACT, SAME BEING AN ANGLE CORNER IN THE EAST LINE OF SAID SIMS TRACT;

THENCE ALONG A FENCE AND THE WEST LINE OF SAID DRUMMOND TRACT, SAME BEING THE EAST LINE OF SAID SIMS TRACT, WEST LINE N. 40 DEGREES 44 MINUTES 09 SECONDS W. 102.46 FEET TO A FOUND 3/8 INCH IRON ROD AT THE BASE OF AN 8 INCH TREATED ANGLE CORNER POST, N. 1 DEGREES 08 MINUTES 31 SECONDS E. 49.07 FEET TO A FOUND 3/8 INCH IRON ROD AT THE BASE OF A 3 INCH PIPE FENCE CORNER POST, N. 3 DEGREES 01 MINUTES 36 SECONDS E. 27.94 FEET TO A FOUND 3/8 INCH IRON ROD AT THE BASE OF A 3 INCH STEEL PIPE FENCE CORNER POST, N. 11 DEGREES 05 MINUTES 08 SECONDS E. 98.15 FEET TO A FOUND 3/8 INCH IRON ROD AT THE BASE OF A 3 INCH STEEL PIPE FENCE CORNER POST AND N. 2 DEGREES 11 MINUTES 45 SECONDS E. 372.89 FEET TO THE POINT OF BEGINNING. CONTAINING 4.26 ACRES.