

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2022-0020 RECORDED DATE: 05/12/2022 02:22:51 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 4
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 935979 - 3 Doc(s) Document Page Count: 3 Operator Id: Clerk	
RETURN TO: () TEJAS TRUSTEE SERVICES 469-208-0401	SUBMITTED BY: TEJAS TRUSTEE SERVICES 469-208-0401	
DOCUMENT # : FC-2022-0020 RECORDED DATE: 05/12/2022 02:22:51 PM 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. <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.**

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/11/2008

Grantor(s)/Mortgagor(s):
TODD A. SEIDEL AND WIFE, VALERIE SEIDEL

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR
AMERICARE INVESTMENT GROUP, INC DBA PREMIER
CAPITAL LENDING, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Lakeview Loan Servicing, LLC

Recorded in:
Volume: RP 1286
Page: 314
Instrument No: 00084113

Property County:
LIMESTONE

Mortgage Servicer:
M&T Bank is representing the Current Beneficiary/Mortgagee
under a servicing agreement with the Current
Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Fountain Plaza,
Buffalo, NY 14203

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Date of Sale: 7/5/2022

Earliest Time Sale Will Begin: 10:00:00 AM

Place of Sale of Property: Limestone County Courthouse, 200 W. State Street, Groesbeck, TX 76642 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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.

Sharon Diene *May 12, 2022*

Kristopher Holub, Aarti Patel, Violet Nunez, Beatriz Sanchez,
Meryl Olsen, Misty McMillan, Tiffney Bruton, Aurora Campos,
Angie Uelton, Dana Kamin, Auction.com, Sara Edgington,
Craig Muirhead, Thomas Gilbraith, David Ray, Aaron Crawford,
Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St.
Pierre, Sheryl LaMont, Allan Johnston or Ronnie Hubbard
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

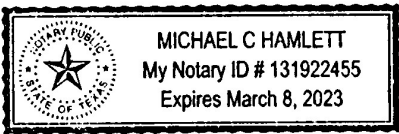
MH File Number: TX-22-81955-POS
Loan Type: FHA

STATE OF TEXAS §
COUNTY OF CHEROKEE §

Before me, the undersigned Notary Public, on this day personally appeared SHARON ST. PIERRE as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as KNOWN TO ME, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 12TH day of MAY, 2022.

Michael C. Hamlett
Notary Public
Signature



TX-22-81955-POS

LEGAL DESCRIPTION

EXHIBIT "A"

Fieldnotes to all that certain lot, tract, or parcel of land situated in the Eli Seale Survey, A-27, Limestone County, Texas, being 2.86 acres, more or less, and being the same tract as described in a deed executed June 28, 2001, from Janice Herring Abbaticchio to Todd A. Seidel, et ux and recorded in Volume 1066, Page 398, Deed Records, Limestone County, Texas, to which reference is hereby made to for any and all purposes. Said tract described as follows, to wit:

BEGINNING at a ½" iron rod found at the occupied southern corner of the referenced tract for the southeastern corner of a called 20.049 acre tract conveyed to Cara E. Nolan by deed of record in Volume 1225, Page 599. Same being in the occupied northwestern line of a called 52 acre tract conveyed to Melinda Burkhart Price, et al by deed of record in Volume 704, Page 722;

THENCE NORTH 27°52'00" WEST 453.33 feet, along the common occupied line of the referenced tract and said 20.049 acre tract, to a ½" iron rod (capped R.P.L.S. 4957) set for this northwest corner. Same being in the southerly right of way of FM 1246 (100' r.o.w. per TxDOT Plans);

THENCE SOUTH 78°50'00" EAST 709.16 feet, fifty feet southerly of and parallel to the existing centerline of FM 1246 (this line was used as the basis of bearings), to a capped ½" iron rod set for this northeastern corner at the base of an existing cross tie fence corner post in the occupied northwest line of the aforesaid 52 acre tract;

THENCE SOUTH 61°26'06" WEST 550.90 feet, with the common occupied line of the referenced tract and said 52 acre tract, to the Point of Beginning and containing 2.86 acres, more or less, as shown on the accompanying survey plat of even date herewith.