

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2022-0034 RECORDED DATE: 09/12/2022 12:59:58 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 3
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 939485 - 1 Doc(s) Document Page Count: 2 Operator Id: Clerk	
RETURN TO: () MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002	SUBMITTED BY: MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002	
DOCUMENT # : FC-2022-0034 RECORDED DATE: 09/12/2022 12:59:58 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

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NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: 06/21/2005
Grantor(s): ALVIN W. VERM, JR. AND NICHOLE VERM, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FINANCE AMERICA, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$94,000.00
Recording Information: Book 1177 Page 777 Instrument 00052917
Property County: Limestone
Property: (See Attached Exhibit "A")
Reported Address: 805 E WALKER ST, GROESBECK, TX 76642-1574

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: HSBC BANK USA, NATIONAL ASSOCIATION, as Indenture Trustee, for the FBR Securitization Trust 2005-2 Callable Mortgage-Backed Notes, Series 2005-2
Mortgage Servicer: Specialized Loan Servicing LLC
Current Beneficiary: HSBC BANK USA, NATIONAL ASSOCIATION, as Indenture Trustee, for the FBR Securitization Trust 2005-2 Callable Mortgage-Backed Notes, Series 2005-2
Mortgage Servicer Address: 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of October, 2022
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: AT THE FRONT DOOR OF THE COURTHOUSE, 200 WEST STATE STREET in Limestone County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Limestone County Commissioner's Court, at the area most recently designated by the Limestone County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Kristopher Holub, Aarti Patel, Violet Nunez, Beatriz Sanchez, Meryl Olsen, Misty McMillan, Tiffney Bruton, Aurora Campos, Angie Uselton, Dana Kamin, Auction.com, Sara Edgington, Craig Muirhead, Thomas Gilbraith, David Ray, Aaron Crawford, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Kristopher Holub, Aarti Patel, Violet Nunez, Beatriz Sanchez, Meryl Olsen, Misty McMillan, Tiffney Bruton, Aurora Campos, Angie Uselton, Dana Kamin, Auction.com, Sara Edgington, Craig Muirhead, Thomas Gilbraith, David Ray, Aaron Crawford, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Kristopher Holub, Aarti Patel, Violet Nunez, Beatriz Sanchez, Meryl Olsen, Misty McMillan, Tiffney Bruton, Aurora Campos, Angie Uselton, Dana Kamin, Auction.com, Sara Edgington, Craig Muirhead, Thomas Gilbraith, David Ray, Aaron Crawford, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Mollie McCoslin whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on 9-12-22 I filed and / or recorded 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.

By: 

Exhibit "A"

BEING THAT TRACT OF LAND SITUATED IN THE OLIVER ADDITION, CITY OF GROESBECK, LIMESTONE COUNTY, TEXAS, AND DESIGNATED AS LOT 11 ON THE OFFICIAL PLAT OF RECORD AS PLAT NO. 169, PLAT RECORDS, LIMESTONE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR ALL PROPER PURPOSES.

DESCRIPTION OF: LOT 11, OLIVER ADDITION, CITY OF GROESBECK, LIMESTONE COUNTY, TEXAS. OWNER: FRANCES MAXWELL ESTATE, VOL. 1033, PG. 675, L.C.D.R.

BEING THAT TRACT OF LAND SITUATED IN THE OLIVER ADDITION, CITY OF GROESBECK, LIMESTONE COUNTY, TEXAS, AND DESIGNATED AS LOT 11 ON THE OFFICIAL PLAT OF RECORD AS PLAT NO. 169, PLAT RECORDS, LIMESTONE COUNTY, TEXAS, AND BEING THAT LOT CONVEYED IN THE DEED DATED THE 9TH DAY OF MAY, 2002 FROM RUBINELL PEHLAM TO FRANCES WHITEHURST MAXWELL RECORDED IN VOL. 1933, PG. 675, DEED RECORDS OF LIMESTONE COUNTY, TEXAS (L.C.D.R.), SAID LOT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FROM A FOUND 1/2" IRON ROD IN THE EAST LINE OF WALKER ST. AT THE NORTHWEST CORNER OF THE WILLIAM L. COBBS CALLED 1.30 ACRES TRACT OF RECORD IN VOL. 764, PG. 107, L.C.D.R., SAME BEING THE SOUTHWEST CORNER OF LOT 12, OLIVER ADDITION;

THENCE N.60 DEGREES 00'00"E, (BASIS OF BEARING) 135.64 FT. WITH THE NORTH LINE OF SAID COBBS TRACT TO A FOUND 1/2" IRON ROD IN THE WEST LINE OF THE DAVID HELMS CALLED 3.81 ACRES TRACT OF RECORD IN VOL. 422, PG. 50, L.C.D.R., FOR NORTHEAST CORNER OF SAID WILLIAM L. COBBS TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 12, OLIVER ADDITION:

THENCE N.29 DEGREES 14'38"W, 178.11 FT. TO A SET 1/2" IRON ROD AT THE BASE OF A FENCE CORNER FOR SOUTHEAST CORNER OF THIS TRACT;

THENCE S.61 DEGREES 39' W, WITH THE SOUTH LINE OF THIS TRACT AND WITH A FENCE, AT 5.4 FT. AN ADJOINING FENCE FROM LOT 12, AT 80.30 FT. THE END OF SAID FENCE, IN ALL, 143.05 FT. TO A SET 1/2" IRON ROD IN THE EAST LINE OF WALKER ST. FOR SOUTHWEST CORNER OF THIS TRACT AND NORTHWEST CORNER OF LOT 12;

THENCE N.30 DEGREES 00' W, 140.46 FT. WITH THE EAST LINE OF WALKER ST. AND THE WEST LINE OF THIS LOT TO A FOUND 2" IRON PIPE FOR NORTHWEST CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 10;

THENCE N.61 DEGREES 39'0"E, 144.90 FT. WITH THE NORTH LINE OF THIS TRACT TO A SET 1/2" IRON ROD AT THE BASE OF A FENCE CORNER IN THE WEST LINE OF SAID HELMS TRACT FOR NORTHEAST CORNER OF THIS TRACT;

THENCE S.29 DEGREES 15' E, 140.42 FT. WITH A FENCE FOR EAST LINE OF THIS TRACT TO THE POINT OF BEGINNING.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254