

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2023-0012 RECORDED DATE: 03/10/2023 10:14:39 AM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 4
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 944153 - 1 Doc(s) Document Page Count: 3 Operator Id: Olga	
RETURN TO: () TEXAS TRUSTEE & TITLE LLC 117 FARNSWORTH STREET HOT SPRINGS NATIONAL PARK, AR 71901	SUBMITTED BY: TEXAS TRUSTEE & TITLE LLC 117 FARNSWORTH STREET HOT SPRINGS NATIONAL PARK, AR 71901	
DOCUMENT # : FC-2023-0012 RECORDED DATE: 03/10/2023 10:14:39 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. <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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111 S CANTON 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: May 02, 2023

Time: The sale will begin at 11:00 AM 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 May 03, 2019 and recorded in Document CLERK'S FILE NO. 20191576 real property records of LIMESTONE County, Texas, with PENNY L ZEMAN, A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by PENNY L ZEMAN, A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$124,208.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC 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. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452



111 S CANTON 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 LORI GARNER, MOLLIE MCCOSLIN, ROBERT LAMONT, SHARON ST. PIERRE, SHERYL LAMONT, ALLAN JOHNSTON, RONNIE HUBBARD OR HARRIETT FLETCHER 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: _____

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LIMESTONE

EXHIBIT "A"

BEING AN 0.303 ACRE TRACT SITUATED IN THE CITY OF MEXIA, LIMESTONE COUNTY, TEXAS, AND BEING PART OF SUBDIVISION 2 AND SUBDIVISION 3, DIVISION G, CITY OF MEXIA, LIMESTONE COUNTY, TEXAS, AND BEING THAT SAME TRACT AS OCCUPIED ON THE GROUND, SAID TRACT DESCRIBED IN THE DEED TO FIRST BAPTIST CHURCH RECORDED IN VOL. 577, PAGE 872, DEED RECORDS OF LIMESTONE COUNTY, TEXAS (L.C.D.R.), ACCORDING TO THE OFFICIAL PLAT OF RECORD FILED IN VOL. 2, PG. 17, PLAT RECORDS OF LIMESTONE COUNTY, TEXAS, SAID 0.303 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD IN THE EAST RIGHT OF WAY LINE OF CANTON STREET AND THE WEST LINE OF SAID SUBDIVISION 2 FOR THE NORTHWEST CORNER OF SAID CHURCH TRACT AND THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF THE F. MAGNESS TRACT OF RECORD IN INSTRUMENT NO. 123228, L.C.D. R., FROM WHICH CORNER A FOUND 1/2" IRON ROD FOR THE NORTHWEST CORNER OF SAID MAGNESS TRACT BEARS S. 3° 52' 29" W. 94.37 FT.;

THENCE N. 87° 41' 25" E. WITH THE OCCUPIED NORTH LINE OF SAID CHURCH TRACT AND THE OCCUPIED SOUTH LINE OF SAID MAGNESS TRACT, ALONG A PARTIAL FENCE, IN ALL 133.14 FT. TO A 2" CHAIN-LINK FENCE CORNER POST, IN ALL 133.64 FT. TO A POINT IN A WOOD PRIVACY FENCE CORNER POST FOR THE OCCUPIED NORTHEAST CORNER OF SAID CHURCH TRACT AND THIS TRACT, SAME BEING AN OCCUPIED WESTERLY ELL CORNER OF THE FLORES TRACT OF RECORD IN VOL. 595, PG. 339, L.C.D.R.;

THENCE S. 3° 15' 33" E. WITH SAID WOOD PRIVACY FENCE AND THE OCCUPIED EAST LINE OF SAID CHURCH TRACT AND THE OCCUPIED WESTERLY LINE OF SAID FLORES TRACT, AT 46.35 FT. THE SOUTH LINE OF SAID SUBDIVISION 2 AND THE NORTH LINE OF SAID SUBDIVISION 3, IN ALL 98.08 FT. TO A SET 1/2" IRON ROD IN THE INTERSECTION OF SAID PRIVACY FENCE AND A CHAIN-LINK FENCE FOR THE OCCUPIED SOUTHEAST CORNER OF SAID CHURCH TRACT AND THIS TRACT, SAME BEING AN OCCUPIED WESTERLY ELL CORNER OF SAID FLORES TRACT;

THENCE S. 86° 52' 22" W. 132.55 FT. ALONG A CHAIN-LINK FENCE, THE OCCUPIED SOUTH LINE OF SAID CHURCH TRACT AND THE OCCUPIED NORTH LINE OF SAID R. FLORES TRACT TO A 2" CHAIN-LINK FENCE CORNER POST IN THE EAST LINE OF SAID CANTON STREET AND THE WEST LINE OF SAID SUBDIVISION 3 FOR THE SOUTHWEST CORNER OF SAID CHURCH TRACT AND THIS TRACT, SAME BEING THE NORTHWEST CORNER OF SAID R. FLORES TRACT;

THENCE N. 3° 52' 29" W. WITH THE EAST LINE OF SAID CANTON STREET AND THE WEST LINE OF SAID SUBDIVISION 3, AT 50.00 FT. THE NORTHWEST CORNER OF SAID SUBDIVISION 3 AND THE SOUTHWEST CORNER OF SUBDIVISION 2, CONTINUING WITH THE WEST LINE OF SAID SUBDIVISION 2, IN ALL 100.00 FT. TO THE POINT OF BEGINNING, CONTAINING 0.303 ACRE.