




LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2023-0021 RECORDED DATE: 05/04/2023 02:50:47 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 3
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 945894 - 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-2023-0021 RECORDED DATE: 05/04/2023 02:50:47 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

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23-111497

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: April 11, 2014	Original Mortgagor/Grantor: MICHAEL KIRKHAM AND PATRICIA KIRKHAM
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 20141379	Property County: LIMESTONE
Mortgage Servicer: LoanCare, LLC	Mortgage Servicer's Address: 3637 Sentara Way, Virginia Beach, Virginia 23452

* 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 property securing the above referenced loan.

Secures: Note in the original principal amount of \$71,174.00, executed by MICHAEL KIRKHAM and payable to the order of Lender.

Property Address/Mailing Address: 903 PHYLLIS LN, GROESBECK, TX 76642

Legal Description of Property to be Sold: THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE COUNTY OF LIMESTONE, STATE OF TEXAS: BEING LOT FOUR (4), DAVID HELMS ADDITION, CITY OF GROESBECK, LIMESTONE COUNTY, TEXAS ACCORDING TO THE OFFICIAL MAP OF SAID ADDITION FILED OF RECORD IN PLAT NO. 167 (FORMERLY IN VOL. 2, PAGE 40), PLAT RECORDS, LIMESTONE COUNTY, TEXAS. .

Date of Sale: July 5, 2023	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: Limestone County Courthouse, 200 W. State Street, Groesbeck, TX 76642

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, LAKEVIEW LOAN SERVICING, LLC, the owner and holder of the Note, has requested Kristopher Holub, Violet Nunez, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Aurora Campos, Angie Uselton, Conrad Wallace, Dana Kamin, Auction.com, Thomas Gilbraith, David Ray, Aaron Crawford, Lori Garner, Mollie McCoslin, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont whose address is 1 Mauchly Irvine, CA 92618 OR Mollie



McCoslin, Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Allan Johnston or Ronnie Hubbard whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that LAKEVIEW LOAN SERVICING, LLC bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Kristopher Holub, Violet Nunez, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Aurora Campos, Angie Uselton, Conrad Wallace, Dana Kamin, Auction.com, Thomas Gilbraith, David Ray, Aaron Crawford, Lori Garner, Mollie McCoslin, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont whose address is 1 Mauchly Irvine, CA 92618 OR Mollie McCoslin, Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Allan Johnston or Ronnie Hubbard whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Kristopher Holub, Violet Nunez, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Aurora Campos, Angie Uselton, Conrad Wallace, Dana Kamin, Auction.com, Thomas Gilbraith, David Ray, Aaron Crawford, Lori Garner, Mollie McCoslin, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont whose address is 1 Mauchly Irvine, CA 92618 OR Mollie McCoslin, Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Allan Johnston or Ronnie Hubbard whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.


SUBSTITUTE TRUSTEE

Kristopher Holub, Violet Nunez, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Aurora Campos, Angie Uselton, Conrad Wallace, Dana Kamin, Auction.com, Thomas Gilbraith, David Ray, Aaron Crawford, Lori Garner, Mollie McCoslin, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont OR Mollie McCoslin, Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre OR Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Allan Johnston or Ronnie Hubbard, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112