



LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2023-0022 RECORDED DATE: 05/15/2023 01:12:13 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 4
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 946181 - 2 Doc(s) Document Page Count: 3 Operator Id: Clerk	
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	
<p>DOCUMENT # : FC-2023-0022 RECORDED DATE: 05/15/2023 01:12:13 PM</p> <p>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.</p> <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'S SALE**LIMESTONE County****Deed of Trust Dated:** January 29, 2018**Amount:** \$114,595.00**Grantor(s):** ISMAEL OLVERA JR and KAYLA OLVERA**Original Mortgagee:** FAIRWAY INDEPENDENT MORTGAGE CORPORATION**Current Mortgagee:** LAKEVIEW LOAN SERVICING, LLC**Mortgagee Servicer and Address:** c/o FLAGSTAR BANK, NATIONAL ASSOCIATION, 5151 Corporate Drive, Troy, MI 48098

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 20180392**Legal Description:** PLEASE SEE "EXHIBIT A"**Date of Sale:** July 5, 2023 between the hours of 10:00 AM and 1:00 PM.**Earliest Time Sale Will Begin:** 10:00 AM

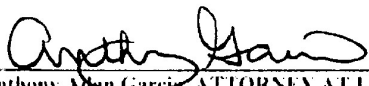
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the LIMESTONE County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

KRISTOPHER HOLUB OR SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, DAVID SIMS, LORI GARNER, MOLLIE MCCOSLIN, ALLAN JOHNSTON, HARRIETT FLETCHER, DANA KAMIN, THOMAS GILBRAITH, DAVID RAY, AARON CRAWFORD, VIOLET NUNEZ, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, AURORA CAMPOS, ANGIE USELTON, CONRAD WALLACE OR RONNIE HUBBARD have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.



Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-001960

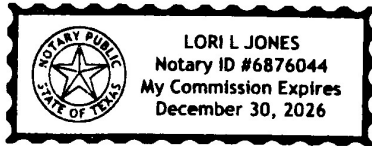
Printed Name: Mollie McCoslin

c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

STATE OF TEXAS

COUNTY OF LIMESTONE

Before me, the undersigned authority, on this 15th day of May 2023, personally appeared Mollie McLoslin, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



Lori L. Jones
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2023-001960

EXHIBIT "A"

BEING an 0.336 acre tract situated in Block D, Division LXIII (63), City of Mexia, Limestone County, Texas, and being all of Lot 3, and part of Lots 1, 2 and 4 described in the deed to Ismael Olivera recorded in Vol. 1274, Pg. 614, Deed Records of Limestone County, Texas (L.C.D.R.), and said Lots filed in the official plat of record as Vol. 2, Pg. 17, Plat Records of Limestone County, Texas, said 0.336 acre being more particularly described by metes and bounds as follows:

BEGINNING at a set $\frac{1}{2}$ " iron rod in the North line of Liberty Street and the South line of said Lot 1 for the Southeast corner of this tract, from which corner the Southeast corner of said Lot 1 bears N. 85° 20' 00" E. 82.05 ft.;

THENCE S. 85° 20' 00" W. with the North line of said Liberty Street and the South line of said Lot 1, at 32.95 ft. the Southwest corner of said Lot 1 and the Southeast corner of said Lot 3, continuing with the South line of said Lot 3, in all 122.95 ft. to a set $\frac{1}{2}$ " iron rod for the Southwest corner of said Lot 3 and the Southeast corner of said Lot 4 for an angle corner in the South line of this tract;

THENCE S. 59° 13' 43" W. 27.84 ft. with the North line of said Liberty Street and the South line of said Lot 4 to a set $\frac{1}{2}$ " iron rod for the Southwest corner of this tract;

THENCE N. 4° 40' 00" W. 112.25 ft. with a line through said Lot 4 and the West line of this tract to a set $\frac{1}{2}$ " iron rod in the North line of said Lot 4 and the South line of said Lot 11 at a wood privacy fence corner for the Northwest corner of this tract;

THENCE N. 85° 20' 00" E. with the South line of said Lot 11 and the North line of said Lot 4, at 25.00 ft. the Northeast corner of said Lot 4 and the Northwest corner of said Lot 3, continuing with the North line of said Lot 3, at 115.00 ft. said Northeast corner of said Lot 3 and the Northwest corner of said Lot 2, continuing with the North line of said Lot 2, in all 141.34 ft. to a set $\frac{1}{2}$ " iron rod 2.17 ft. South of a metal panel fence for the Northeast corner of this tract, from which corner the Northeast corner of said Lot 1 and the Southeast corner of said Lot 11 in the West line of Red River Street bears N. 85° 20' 00" E. 88.66 ft.;

THENCE S. 8° 26' 48" E. along a metal panel fence, and a division line through said Lot 2 and Lot 1 for the East line of this tract to the point of BEGINNING, containing 0.336 acre.