


LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2023-0025 RECORDED DATE: 06/22/2023 03:09:23 PM 
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Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 947287 - 1 Doc(s) Document Page Count: 2 Operator Id: Clerk
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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
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DOCUMENT # : FC-2023-0025
 RECORDED DATE: 06/22/2023 03:09:23 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.




Kerrie Cobb
 Limestone County Clerk

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: 08/28/2018
Grantor(s): ANTHONY J EMILIO AND DEVLYN Q EMILIO HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CORNERSTONE HOME LENDING, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$355,500.00
Recording Information: Instrument 20183188
Property County: Limestone
Property: (See Attached Exhibit "A")
Reported Address: 529 LCR 779, GROESBECK, TX 76642

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Cornerstone Home Lending, a division of Cornerstone Capital Bank, SSB.
Mortgage Servicer: Cornerstone Home Lending, a division of Cornerstone Capital Bank, SSB
Current Beneficiary: Cornerstone Home Lending, a division of Cornerstone Capital Bank, SSB.
Mortgage Servicer Address: 1177 West Loop South, Suite 700, Houston, TX 77027

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of August, 2023
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, Meryl Olsen, Misty McMillan, Tiffney Bruton, Aurora Campos, Angie Uselton, Dana Kamin, Auction.com, Thomas Gilbraith, David Ray, Aaron Crawford, Lori Garner, Mollie McCoslin, Sharon St. Pierre, 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, Meryl Olsen, Misty McMillan, Tiffney Bruton, Aurora Campos, Angie Uselton, Dana Kamin, Auction.com, Thomas Gilbraith, David Ray, Aaron Crawford, Lori Garner, Mollie McCoslin, Sharon St. Pierre, 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, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Aurora Campos, Angie Uselton, Dana Kamin, Auction.com, Thomas Gilbraith, David Ray, Aaron Crawford, Lori Garner, Mollie McCoslin, Sharon St. Pierre, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, 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 350, Dallas, TX 75254. I declare under penalty of perjury that on 6.22.2023 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 LOT TWENTY-FIVE (25), IN BLOCK "A", IN WAYLAND ADDITION, LIMESTONE COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD AS PLAT #559-560 (FORMERLY IN VOL. 3, PAGE 60), PLAT RECORDS OF LIMESTONE COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254