

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2022-0011 RECORDED DATE: 03/24/2022 03:29:35 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 4
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 934347 - 1 Doc(s) Document Page Count: 3 Operator Id: Clerk	
RETURN TO: () TEXAS TRUSTEE & TITLE LLC 888-683-2249	SUBMITTED BY: TEXAS TRUSTEE & TITLE LLC 888-683-2249	
DOCUMENT # : FC-2022-0011 RECORDED DATE: 03/24/2022 03:29:35 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

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.**

106 WILLOWCREST 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: June 07, 2022

Time: The sale will begin at 12:00 PM 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 February 14, 2017 and recorded in Document CLERK'S FILE NO. 20170622 real property records of LIMESTONE County, Texas, with NANCY LOUISE MCGUIRE AND DAVID GLENN MCGUIRE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by NANCY LOUISE MCGUIRE AND DAVID GLENN MCGUIRE, securing the payment of the indebtednesses in the original principal amount of \$132,986.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. 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. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC
635 WOODWARD AVE.
DETROIT, MI 48226



106 WILLOWCREST 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 KRISTOPHER HOLUB, AARTI PATEL, VIOLET NUNEZ, BEATRIZ SANCHEZ, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, AURORA CAMPOS, ANGIE USELTON, DANA KAMIN, AUCTION.COM, SARA EDGINGTON, CRAIG MUIRHEAD, THOMAS GILBRAITH, DAVID RAY, AARON CRAWFORD, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY 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: _____

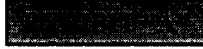
Date: _____

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LIMESTONE



BEING LOT 6-B1, RESUBDIVISION OF LOTS 5-B AND 6-B, BLOCK "G", NORTHVIEW HEIGHTS, SECTION 2, CITY OF MEXIA, LIMESTONE COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED IN VOL. 1, PG. 57, RE-INDEXED AS PLAT NO. 21, PLAT RECORDS OF LIMESTONE COUNTY, TEXAS, AND BEING THAT SAME LOT DESCRIBED IN THE DEED DATED OCTOBER 17,1984, FROM HAROLD G. EDWARDS ET UX TO RICHARD LEE SADLER ET UX AND RECORDED IN VOLUME 731, PAGE 101, DEED RECORDS OF LIMESTONE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD IN THE NORTHWEST LINE OF WILLOWCREST DRIVE FOR SOUTH CORNER OF THIS LOT, SAME BEING THE EAST CORNER OF LOT 5-B2;

THENCE N.45 DEGREES 13' W. WITH THE NORTHEAST LINE OF LOT 5-B2, AT 107.0 FT. A CHAIN-LINK FENCE, IN ALL, 175.0 FT. TO A FOUND 1/2" IRON ROD IN THE SOUTHEAST LINE OF THE E. R. HOLMES 1.462 ACRE TRACT AND IN A FENCE LINE, FOR WEST CORNER OF THIS LOT, SAME BEING THE NORTH CORNER OF LOT 5-B2;

THENCE N. 45 DEGREES 37' E. 80.0 FT. WITH THE SOUTHEAST LINE OF SAID HOLMES TRACT AND WITH A FENCE TO A FOUND 1/2" IRON ROD FOR NORTH CORNER OF THIS TRACT, SAME BEING THE WEST CORNER OF LOT 6-B2;

THENCE S. 45 DEGREES 13' W. WITH THE SOUTHWEST LINE OF LOT 6-B2, AT 136.3 FT. A WOOD PRIVACY FENCE, IN ALL, 175.0 FT TO A FOUND 1/2" IRON ROD IN THE NORTHWEST LINE OF WILLOWCREST DRIVE FOR EAST CORNER OF THIS TRACT, SAME BEING THE SOUTH CORNER OF LOT 6-B2;

THENCE S.45 DEGREES 37' W. 80.0 FT. WITH THE NORTHWEST LINE OF WILLOWCREST DRIVE TO THE POINT OF BEGINNING.