

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2022-0014 RECORDED DATE: 04/07/2022 02:41:17 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 3
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 934856 - 1 Doc(s) Document Page Count: 2 Operator Id: Olga	
RETURN TO: () SHEEHY LOVELACE & MAYFIELD PC ATTORNEYS & COUNSELORS AT LAW 510 N VALLEY MILLS DRIVE SUITE 500 WACO, TX 76710	SUBMITTED BY: SHEEHY LOVELACE & MAYFIELD PC ATTORNEYS & COUNSELORS AT LAW 510 N VALLEY MILLS DRIVE SUITE 500 WACO, TX 76710	
DOCUMENT # : FC-2022-0014 RECORDED DATE: 04/07/2022 02:41:17 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.**

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE 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. ***Property to be Sold.*** The property to be sold is described as follows: LOT 47 IN BLOCK 1 OF THE CRESTLINE HEIGHTS ADDITION, UNIT 2, CITY OF MEXIA, LIMESTONE COUNTY, TEXAS ACCORDING TO THE PLAT OF SAID ADDITION OF RECORD IN VOLUME 2, PAGE 11, PLAT RECORDS OF LIMESTONE COUNTY, TEXAS.

AKA 716 W. GRAYSON STREET, MEXIA, TEXAS 76667

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed in the Deed of Trust dated March 23, 2017 and recorded in Document 20171218 real property records of Limestone County, Texas.
3. ***Date, Time and Place of Sale.*** The sale is scheduled to be held at the following date, time and place:

Date: 05/03/2022
Time: 11:00AM (or within three hours of this time)
Place: Limestone County, Texas at the following location: THE FRONT DOOR OF THE COURTHOUSE, 200 WEST STATE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS COURT

4. ***Terms of Sale.*** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in its AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
5. ***Obligations Secured.*** The Deed of Trust or Vendor's Lien Note executed by ALICIA N. MILLER, securing the payment of the indebtedness in the original principal amount of \$31,000.00, and obligations therein described including but not limited to the note and all

modifications, renewals and extensions of the same. J&I O'Shields Trust is the current mortgagee of the note and Deed of Trust or Vendor's Lien Note.

- 6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Section 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Mark Ozaeta of 505 E. Evergreen, Apt. #4, Mexia, Texas 76667 as Substitute Trustee, to act under and by virtue of said Deed of Trust.

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.

Document Prepared By:
 Sheehy, Lovelace & Mayfield, P.C.
 Krupali M. Patel
 510 N. Valley Mills Drive, Suite 500
 Waco, Texas 76710
 AS ATTORNEY FOR THE HEREIN
 IDENTIFIED MORTGAGEE AND/OR
 MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is _____
 _____ I declare under penalty of perjury that on _____
 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.

 Signature