

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2022-0015 RECORDED DATE: 04/07/2022 02:54:21 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 4
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 934857 - 1 Doc(s) Document Page Count: 3 Operator Id: Lede	
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	
<p>DOCUMENT # : FC-2022-0015 RECORDED DATE: 04/07/2022 02:54:21 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

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20-055584

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: September 22, 2017	Original Mortgagor/Grantor: ERNST PAUL HARRELL
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: PRIMELENDING, A PLAINSCAPITAL COMPANY
Recorded in: Volume: N/A Page: N/A Instrument No: 20173733	Property County: LIMESTONE
Mortgage Servicer: CENLAR FEDERAL SAVINGS BANK	Mortgage Servicer's Address: 425 Phillips Blvd. Ewing, New Jersey 08618-1430

* 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 \$72,222.00, executed by ERNST PAUL HARRELL and payable to the order of Lender.

Property Address/Mailing Address: 305E HUNT ST, MEXIA, TX 76667

Legal Description of Property to be Sold: BEING AN 0.158 ACRE TRACT OF LAND SITUATED IN THE CITY OF MEXIA, LIMESTONE COUNTY, TEXAS, AND BEING ALL OF LOT 3 AND THE WEST 10.00 FT. OF LOT 4, BLOCK 91, DESCRIBED IN THE DEED FROM JO JACKSON BENNETT TO KEITH A. JACKSON ET UX RECORDED IN VOL. 1286, PAGE 340, DEED RECORDS OF LIMESTONE COUNTY, TEXAS (L.C.D.R.), AND ALSO BEING ALL OR PART OF THOSE LOTS IN OFFICIAL PLAT OF RECORD IN VOL. H, PG. 31, PLAT RECORDS OF LIMESTONE COUNTY, TEXAS, SAID 0.158 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD IN THE NORTH LINE OF HUNT STREET FOR THE SOUTHWEST CORNER OF SAID LOT 3 AND THIS TRACT, SAME BEING THE SOUTHEAST CORNER OF LOT 2;

THENCE N. 4° 40' 00" W. 115.00 FT. WITH THE WEST LINE OF LOT 3 AND THE EAST LINE OF LOT 2, AND ALONG THE EDGE OF A CONCRETE RETAINING WALL TO A SET 1/2" IRON ROD AT A CHAIN-LINK FENCE CORNER POST IN THE SOUTH LINE OF A 20 FT. WIDE ALLEY (OPEN) FOR THE NORTHWEST CORNER OF SAID LOT 3 AND THIS TRACT, SAME BEING THE NORTHEAST CORNER OF SAID LOT 2;

THENCE N. 85° 20' 00" E. ALONG AND NORTH SAID CHAIN-LINK FENCE, AND WITH THE SOUTH LINE OF SAID ALLEY AND THE NORTH LINE OF SAID LOT 3, AT 50.00 FT. THE NORTHEAST CORNER OF SAID LOT 3 AND THE NORTHWEST CORNER OF SAID LOT 4, CONTINUING WITH THE NORTH LINE OF SAID LOT 4 TO A SET 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT, SAME BEING THE NORTHWEST CORNER OF THAT TRACT FORMERLY OWNED BY H.C. REED;



THENCE S. 4° 40' 00" E. 115.00 FT. GENERALLY ALONG A MEANDERING WOOD PRIVACY FENCE AND A CONCRETE CURB TO A SETA/2" IRON ROD IN THE NORTH LINE OF SAID HUNT STREET, THE SOUTH LINE OF SAID LOT 4 AND THE EAST EDGE OF A GRAVEL DRIVEWAY FOR THE SOUTHEAST CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID REED TRACT;

THENCE S. 85° 20' 00" W. WITH THE NORTH LINE OF SAID HUNT STREET AND THE SOUTH LINE OF SAID LOT 4, AT 10.00 FT. THE SOUTHWEST CORNER OF SAID LOT 4 AND THE SOUTHEAST CORNER OF SAID LOT 3, CONTINUING WITH THE SOUTH LINE OF SAID LOT 3, IN ALL 60.00 FT. TO THE POINT OF BEGINNING, CONTAINING 0.158 ACRE.

PARCEL ID: R20820.

Date of Sale: June 07, 2022	Earliest time Sale will begin: 11:00 PM
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Place of sale of Property: THE FRONT DOOR OF THE COURTHOUSE, 200 WEST STATE STREET 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, *PRIMELENDING, A PLAINSCAPITAL COMPANY*, the owner and holder of the Note, has requested Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, 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 *PRIMELENDING, A PLAINSCAPITAL COMPANY* 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, Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, 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 Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, 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.

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.



/s/William Attmore

William Attmore

Attorney for Cenlar Federal Savings Bank

State Bar No.:24064844

wattmore@rascrane.com

Robertson, Anschutz, Schneid, Crane & Partners,

PLLC / Attorney for Mortgagee

5601 Executive Dr, Suite 400

Irving, TX 75038

Telephone: 817-873-3080

Facsimile: (817)796-6079