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**NOTICE OF SUBSTITUTE TRUSTEE 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: 04/07/2015

Time: The sale will begin at 01:00 P.M. or no later than three hours after that time.

Place: LIMESTONE County Courthouse, Texas, at the following location: THE FRONT DOOR WHICH FACES STATE STREET OF THE LIMESTONE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

**2. Terms of Sale.** Sale of the property will be conducted as an 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 §51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any expressed or implied warranties, except as to warranties of title, and at the purchaser's own risk. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matter, if any.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Substitute Trustee, or any Mortgagee agent.

- 3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/21/2006 and recorded in Document 00070085 VOLUME 1228, PAGE 340 real property records of LIMESTONE County, Texas, with LAWRENCE GARRISON, A SINGLE PERSON as grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR FREMONT INVESTMENT & LOAN, as mortgagee.
- 4. Obligations Secured.** Deed of Trust or Contract Lien executed by LAWRENCE GARRISON, A SINGLE PERSON securing the payment of the indebtedness in the original principal amount of \$65,000.00 and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE BANK OF NEW YORK MELLON AS TRUSTEE FOR HOME EQUITY LOAN TRUST 2007-FRE1 is the current mortgagee of the Note and Deed of Trust or Contract Lien.

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5. **Property to Be Sold.** The property to be sold is described as follows:

BEING ALL OF THAT LOT, TRACT OR PARCEL OF LAND LOCATED IN THE P VARELA SURVEY, ABSTRACT NO. 30, LIMESTONE COUNTY, TEXAS AND BEING ALL OF A CALLED 0.74 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO PATRICK LLOYD AND WIFE, BONNIE LLOYD RECORDED IN VOLUME 1025, PAGE 696 OF THE DEED RECORDS OF LIMESTONE COUNTY, TEXAS. SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET AT THE SOUTH CORNER OF THE SAID LLOYD TRACT AND THE INTERSECTION OF THE NORTHERLY LINE OF LIMESTONE COUNTY ROAD NO. 470 WITH THE EASTERLY LINE OF LIMESTONE COUNTY ROAD NO.472;

THENCE N 10°00'00" W, ALONG THE EASTERLY LINE OF SAID LCR 472 AND THE SOUTHWEST LINE OF THE SAID LLOYD TRACT 51.00 FEET TO A 1/2" IRON ROD SET FOR THE WEST CORNER OF THE SAID LLOYD TRACT AND THE SOUTH CORNER OF A CALLED 9.86 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO DAVID L. HENRY AND WIFE, KARIN W. HENRY RECORDED IN VOLUME 1092, PAGE 44 OF THE DEED RECORDS OF LIMESTONE COUNTY, TEXAS;

THENCE N 55°00'00" E, ALONG THE COMMON LINE OF THE SAID LLOYD TRACT AND THE SAID HENRY TRACT 298.00 FEET TO A 2" IRON PIPE FOUND FOR THE NORTH CORNER OF THE SAID LLOYD TRACT AND THE WEST CORNER OF A B.C. POSEY TRACT;

THENCE S 35°00'00" E, ALONG THE COMMON LINE OF THE SAID LLOYD TRACT AND THE SAID POSEY TRACT 149.10 FEET TO A 3/4" IRON PIPE FOUND AT THE EAST CORNER OF THE SAID LLOYD TRACT, THE SOUTH CORNER OF THE SAID POSEY TRACT, AND THE NORTHERLY LINE OF SAID LCR 470;

THENCE ALONG THE SOUTHERLY LINE OF THE SAID LLOYD TRACT AND THE NORTHERLY LINE OF SAID LCR 470 AS FOLLOWS:  
S 60°14'34" W, 77.50 FEET TO A 1/2" IRON ROD SET AND S 76°33'58" W, 260.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.77 ACRES OF LAND, MORE OR LESS.

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

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administer any resulting foreclosure of the lien securing the Property referenced above. Nationstar Mortgage LLC as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o Nationstar Mortgage LLC  
8950 Cypress Waters Blvd  
Coppell, TX 75019

7. **Default and Request to Act.** Default has occurred under the deed of trust and all sums secured by the Deed of Trust are declared immediately due and payable. The mortgagee, or the mortgage servicer on its behalf, has requested that a Substitute Trustee conduct this sale. Notice is given that before the sale, another person may be appointed as the substitute trustee to conduct the sale.



Aaron Brown

Substitute Trustee:

GRADY GEORGE, AARON BROWN, JORGE VALADEZ, STEPHANIE DENTON, KELLY FEIL,  
BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY

c/o

VERIPRISE PROCESSING SOLUTIONS LLC  
750 Hwy 121 BYP STE 100  
Lewisville, TX 75067  
PHONE: 855-683-3097  
FAX: 214-488-1521

146 LCR 470  
MEXIA, TX 76667

Filed for Record in:  
Limestone County

On: Mar 16, 2015 at 04:34P

By: Delores Crabb

STATE OF TEXAS

COUNTY OF LINSTONE

I hereby certify that this instrument was  
filed on the date and time stamped hereon by me and  
was duly recorded in the named records of:  
Limestone County as stamped hereon by me.

Mar 16, 2015

Pessy Beck, County Clerk  
Limestone County