

**NOTICE OF FORECLOSURE SALE**

State of Texas §

County of Limestone §

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

SEE EXHIBIT "A"

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: **November 1, 2016**

Time: The sale shall begin no earlier than **11:00 AM** or no later than three hours thereafter.

Place: **Limestone County Courthouse in Groesbeck, Texas**, at the following location: the area designated by the Commissioners Court of **Groesbeck, Limestone County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the Mortgagee of Record thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but 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 matters, 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 or the Mortgagee's attorney.

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Leesa A Phillips**.
5. Obligations Secured. The Deed of Trust is dated **April 29, 2005**, and is recorded in the office of the County Clerk of **Limestone County, Texas**, in/under **Document No 00052058, Book Vol 1173, Page 441, Official Public Records of Limestone County, Texas**. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$45,000.00**, executed by **Leesa A Phillips**, and payable to the order of **Extraco Mortgage**.


**Original Mortgagee: Extraco Mortgage.**

**Current Mortgagee of Record: Ditech Financial LLC, a Delaware limited liability Company** whose address is **7360 S. Kyrene Road, Tempe, AZ 85283**.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. **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.**

Sent by: Jeffrey B. Lewis  
Robertson Anschutz Veters  
1500 CityWest Blvd., Suite 700  
Houston, TX 77042

DATED October 10, 2016.

  
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**Sharon St. Pierre, Robert Lamont, Kelly Goddard, Allan Johnston**, Substitute Trustee  
c/o Robertson Anschutz Veters  
1500 CityWest Blvd., Suite 700  
Houston, TX 77042  
Phone: 713-244-1360

**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.**



## EXHIBIT "A"

BEING all of Lot 3 and the east 42 feet of Lot 2 in Block 189, City of Groesbeck, Limestone County, Texas, being the same tract described in a deed to C.G. Cox and wife, Willie Cox, dated July 11, 1973, and recorded in Volume 580, Page 959, Deed Records of Limestone County, Texas, and being more particularly described as follows:

Beginning at a 3/4" diameter iron pipe found at the southwest corner of said Cox tract in the south line of said Lot 2, the north line of West Navasota Street;

Thence N 32deg 00min 00sec E 115.0 feet along the west line of said Cox tract to its northwest corner in the north line of said Lot 2, the south line of an alley, from which corner a 1" diameter iron pipe bears N 32deg 00min 00sec E 0.6 feet;

Thence S 58deg 00min 00sec E along the north line of said Cox tract, the south line of said alley, at 42 feet pass the northeast corner of said Lot 2 and the northwest corner of said Lot 3, a total distance of 92.0 feet to the northeast corner of said Lot 3, the northeast corner of said Cox tract, from which corner a 1.5" diameter iron pipe bears S 80deg 55min 20sec E 1.42 feet;

Thence S 32deg 00min 00sec W 115.0 feet along the east line of said Cox tract, the east line of said Lot 3, to the southeast corner of said Cox tract and the southeast corner of said Lot 3 in the north line of said West Navasota Street, from which corner a 3/4" diameter iron pipe bears N 23deg 17min 53sec E 1.96 feet;

Thence N 58deg 00min 00sec W (basis of bearings) along the south line of said Cox tract, the north line of said West Navasota Street, at 50 feet pass the southwest corner of said Lot 3, the southeast corner of said Lot 2, a total distance of 92 feet to the place of beginning, being the same tract described in a deed to Norman W. Martin and wife, Dixie D. Martin, dated January 31, 2003, and recorded in Volume 1103, Page 319, Real Property Records of Limestone County, Texas.

00001207

Filed for Record in:  
Limestone County

On: Oct 11, 2016 at 10:22A

By: Olga Guzman

STATE OF TEXAS

COUNTY OF LIMESTONE

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.

Oct 11, 2016

Peggy Beck, County Clerk  
Limestone County