

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 ATTACHED EXHIBIT "A"

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

Date: **June 6, 2017**

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.

00001251

Doc Bk Vol Ps
00091520 RP 1308 564

EXHIBIT 'A'

ENCLOSURE

All that certain lot, tract, or parcel of land being 1.026 acres, more or less, situated in the Pedro Varela League, A-30, Limestone County, Texas, and being the same tract as described in a deed executed November 22, 1998, from Ann Kilgore, f/k/a Ann Margaret Barker to Roy Watson, and recorded in Volume 957, Page 843, Deed Records of Limestone County, Texas, to which reference is hereby made to for any and all purposes. The aforesaid tract further being comprised of all of a tract described in a deed dated April 25, 1862, from W. L. Kennedy, et ux to Kenneth Wayne Brown, et ux, of record in Volume 487, Page 341, and a part of a tract described in a deed dated May 14, 1970, from Montie Lester Hughes, et ux to Sid T. Smith, et ux, of record in Volume 557, Page 686. Said tract described as follows, to-wit:

BEGINNING at a flat iron bar found for the southwest corner of the referenced tract and the northwest corner of the Freddie Watson, et ux tract, of record in Volume 982, Page 280. Said point is in the occupied easterly line of the Vernice Johnson called 1.79 acre tract, of record in Volume 790, Page 676 and bears N 06° 00' E 101.69 feet (record = 100'), from a x-tie fence corner post at the common occupied southwest corner of said Watson tract and the southern southeast corner of said Johnson tract;

THENCE North 06° 00' 00" East 98.80 feet (record = 98'), along the common occupied line of the referenced tract and said Johnson tract (this line was used as the basis of bearings), to a 2" iron pipe fence corner found for the northwest corner of the referenced tract and the southwest corner of the Jimmie Dean Harris, et ux called 2.061 acre tract, of record in Volume 917, Page 50. From said point a 3" iron pipe fence corner post found for the northwest corner of said Harris tract bears N 06° 00' E 246.16 feet (record = 248.28');

THENCE South 83° 32' 31" East 412.70 feet (record = 418.32'), with the common occupied line of the referenced tract and said Harris tract, to a point within the pavement of Limestone County Road 463 for the northeast corner of the referenced tract, WHENCE a 1/2" iron rod set as witness bears N 83° 32' 31" W 40.00 feet;

THENCE South 05° 58' 04" West 117.91 feet (record = 114.65'), along the existing centerline of said road, to a point therein for the southeast corner of the referenced tract and the northeast corner of the aforementioned Watson tract, WHENCE a 3" iron pipe found 0.5 feet below the root of a cottonwood tree bears N 83° 53' 35" W 38.50 feet;

THENCE North 80° 53' 35" West 413.42 feet (record = 418.0'), with the common line of the referenced tract and said Watson tract, to the Point of Beginning and containing 1.026 acres, more or less, of which approximately 0.105 acre is within the limits of Limestone County Road 463.

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 **Shirley J Freeman**.
5. **Obligations Secured.** The Deed of Trust is dated **March 16, 2009**, and is recorded in the office of the County Clerk of **Limestone County, Texas**, in/under **Document No 00091520, Book Vol 1308, Page 556, 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 **\$61,858.00**, executed by **Shirley J Freeman**, and payable to the order of **J&M MTG Brokers, Ltd. DBA Mortgage USA-Reim**.

Original Mortgagee: J&M MTG Brokers, Ltd. DBA Mortgage USA-Reim.

Current Mortgagee of Record: Lakeview Loan Servicing, LLC whose address is **5151 Corporate Drive, Troy, MI 48098**.

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:
Robertson Anschutz Veters
1500 CityWest Blvd., Suite 700
Houston, TX 77042
DATED May 15, 2017.

Sharon St. Pierre 5-15-17
Sharon St. Pierre, Robert Lamont, Kelly Goddard, Allan Johnston, Ronnie Hubbard, 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.

00001251

Filed for Record in:
Limestone County

On: May 15, 2017 at 12:38P

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.

May 15, 2017

Peggy Beck, County Clerk
Limestone County