

00001382

Copy of Original
Filed 2/28/19
Not Compared
or Verified

904 Phyllis Lane , Groesbeck, TX 76642

18-030961

NOTICE OF (SUBSTITUTE) TRUSTEE'S 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: 05/07/2019

Time: Between 11am-2pm and beginning not earlier than 11am-2pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Limestone County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 3, 2016 and recorded in the real property records of Limestone County, TX and is recorded under Clerk's Instrument No. 20163673 with RANDI PAIGE BOYD (grantor(s)) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FRANKLIN AMERICAN MORTGAGE COMPANY mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RANDI PAIGE BOYD, securing the payment of the indebtedness in the original amount of \$81,496.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Citizens Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING LOTS 3 AND 5, DAVID HELMS ADDITION, CITY OF GROESBECK, LIMESTONE COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID ADDITION OF RECORD IN VOL. 2, PAGE 40, PLAT RECORDS OF LIMESTONE COUNTY, TEXAS.



4686534

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 §5 1.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Cenlar FSB, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Citizens Bank, N.A.
Attn: Fc 425 Phillips Blvd
Ewing, NJ 08618

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Lori Garner, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Maryna Danielian, Pamela Thomas, Jack Burns II, Kristopher Holub, Aarti Patel, Maxwell Atherton, Dylan Ruiz, Travis Kaddatz, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont whose address is 1 Mauchly, Irvine, CA 92618, 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.

2/26/19
Executed on



James E. Albertelli, P.A.
Cory Jacobs
Megan Clontz
Tim Wells
2201 W. Royal Ln, Suite 155
Irving, TX 75038

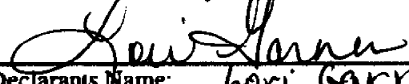
2-28-2019
Executed on



SUBSTITUTE TRUSTEE
~~Agency Sales & Posting~~
Lori Garner, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard
1320 Greenway Drive, Suite 300, Irving, TX 75038
OR
Auction.com
Maryna Danielian, Pamela Thomas, Jack Burns II, Kristopher Holub, Aarti Patel, Maxwell Atherton, Dylan Ruiz, Travis Kaddatz, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont
1 Mauchly, Irvine, CA 92618

CERTIFICATE OF POSTING

My name is Lori Garner, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 2-28-2019 I filed at the office of the Limestone County Clerk and caused to be posted at the Limestone County courthouse this notice of sale.


Declarant Name: Lori Garner
Date: 2-28-2019

00001382

Filed for Record in:
Limestone County

On: Feb 28, 2019 at 03:12P

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.

Feb 28, 2019

Kerrie Cobb, County Clerk
Limestone County