

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2020-0013 RECORDED DATE: 02/28/2020 12:11:58 PM 
OFFICIAL RECORDING COVER PAGE	
Page 1 of 4	
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 826286 - 1 Doc(s) Document Page Count: 3 Operator Id: Jan
RETURN TO: () TEXAS TRUSTEE & TITLE LLC PO BOX 6449 HOT SPRINGS NATIONAL PARK, AR 71902	SUBMITTED BY: TEXAS TRUSTEE & TITLE LLC PO BOX 6449 HOT SPRINGS NATIONAL PARK, AR 71902
DOCUMENT # : FC-2020-0013 RECORDED DATE: 02/28/2020 12:11:58 PM	
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.	
	 Kerrie Cobb Limestone County Clerk

PLEASE DO NOT DETACH
 THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.
***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

727 E LIBERTY ST
MEXIA, TX 76667

00000008833519

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: April 07, 2020

Time: The sale will begin at 12:00 PM or not later than three hours after that time.

Place: THE FRONT DOOR WHICH FACES STATE STREET OF THE LIMESTONE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 29, 2018 and recorded in Document CLERK'S FILE NO. 20180392 real property records of LIMESTONE County, Texas, with ISMAEL OLVERA, JR AND KAYLA OLVERA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ISMAEL OLVERA, JR AND KAYLA OLVERA, securing the payment of the indebtednesses in the original principal amount of \$114,595.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

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 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:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618



727 E LIBERTY ST
MEXIA, TX 76667

0000008833519

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.

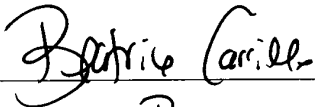
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MARYNA DANIELIAN, KRISTOPHER HOLUB, AARTI PATEL, STACEY SANDERS, AMY ORTIZ, GARRETT SANDERS, DYLAN RUIZ, DAVID ACKEL, VIOLET NUNEZ, ERIKA AGUIRRE, BEATRIZ SANCHEZ, SARA EDGINGTON, SHARON ST. PIERRE, RONNIE HUBBARD, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Beatrice Carrillo, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 2.28.2020 I filed at the office of the LIMESTONE County Clerk and caused to be posted at the LIMESTONE County courthouse this notice of sale.



Declarants Name: Beatrice Carrillo

Date: 2.28.2020

727 E LIBERTY ST
MEXIA, TX 76667

0000008833519

0000008833519

LIMESTONE

EXHIBIT "A"

BEING AN 0.336 ACRE TRACT SITUATED IN BLOCK D, DIVISION LXIII (63), CITY OF MEXIA, LIMESTONE COUNTY, TEXAS, AND BEING ALL OF LOT 3, AND PART OF LOTS 1, 2 AND 4 DESCRIBED IN THE DEED TO ISMAEL OLVERA RECORDED IN VOL. 1274, PG. 614, DEED RECORDS OF LIMESTONE COUNTY, TEXAS (L.C.D.R.), AND SAID LOTS FILED IN THE OFFICIAL PLAT OF RECORD AS VOL. 2, PG. 17, PLAT RECORDS OF LIMESTONE COUNTY, TEXAS, SAID 0.336 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD IN THE NORTH LINE OF LIBERTY STREET AND THE SOUTH LINE OF SAID LOT 1 FOR THE SOUTHEAST CORNER OF THIS TRACT, FROM WHICH CORNER THE SOUTHEAST CORNER OF SAID LOT 1 BEARS N. 85° 20' 00" E. 82.05 FT.;

THENCE S. 85° 20' 00" W. WITH THE NORTH LINE OF SAID LIBERTY STREET AND THE SOUTH LINE OF SAID LOT 1, AT 32.95 FT. THE SOUTHWEST CORNER OF SAID LOT 1 AND THE SOUTHEAST CORNER OF SAID LOT 3, CONTINUING WITH THE SOUTH LINE OF SAID LOT 3, IN ALL 122.95 FT. TO A SET 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF SAID LOT 3 AND THE SOUTHEAST CORNER OF SAID LOT 4 FOR AN ANGLE CORNER IN THE SOUTH LINE OF THIS TRACT;

THENCE S. 59° 13' 43" W. 27.84 FT. WITH THE NORTH LINE OF SAID LIBERTY STREET AND THE SOUTH LINE OF SAID LOT 4 TO A SET 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N. 4° 40' 00" W, 112.25 FT. WITH A LINE THROUGH SAID LOT 4 AND THE WEST LINE OF THIS TRACT TO A SET 1/2" IRON ROD IN THE NORTH LINE OF SAID LOT 4 AND THE SOUTH LINE OF SAID LOT 11 AT A WOOD PRIVACY FENCE CORNER FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N. 85° 20' 00" E. WITH THE SOUTH LINE OF SAID LOT 11 AND THE NORTH LINE OF SAID LOT 4, AT 25.00 FT. THE NORTHEAST CORNER OF SAID LOT 4 AND THE NORTHWEST CORNER OF SAID LOT 3, CONTINUING WITH THE NORTH LINE OF SAID LOT 3, AT 115.00 FT. SAID NORTHEAST CORNER OF SAID LOT 3 AND THE NORTHWEST CORNER OF SAID LOT 2, CONTINUING WITH THE NORTH LINE OF SAID LOT 2, IN ALL 141.34 FT. TO A SET 1/2" IRON ROD 2.17 FT. SOUTH OF A METAL PANEL FENCE FOR THE NORTHEAST CORNER OF THIS TRACT, FROM WHICH CORNER THE NORTHEAST CORNER OF SAID LOT 1 AND THE SOUTHEAST CORNER OF SAID LOT 11 IN THE WEST LINE OF RED RIVER STREET BEARS N. 85° 20' 00" E. 88.66 FT.;

THENCE S. 8° 26' 48" E. ALONG A METAL PANEL FENCE, AND A DIVISION LINE THROUGH SAID LOT 2 AND LOT 1 FOR THE EAST LINE OF THIS TRACT TO THE POINT OF BEGINNING, CONTAINING 0.336 ACRE.