

720 EAST TITUS STREET  
MEXIA, TX 76667

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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.

Copy of Original  
Filed 12/13/18  
Not Compared  
or Verified

1. **Date, Time, and Place of Sale.**

Date: February 05, 2019

Time: The sale will begin at 11:00AM 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 April 19, 2012 and recorded in Document CLERK'S FILE NO. 00121507 real property records of LIMESTONE County, Texas, with PAUL E CLAYTON AND SHIRLEY A CLAYTON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AMERICAN HOME FREE MORTGAGE, LLC, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by PAUL E CLAYTON AND SHIRLEY A CLAYTON, securing the payment of the indebtednesses in the original principal amount of \$97,465.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FIRST GUARANTY MORTGAGE CORPORATION 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. RUSHMORE LOAN MANAGEMENT SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC  
15480 LAGUNA CANYON RD. SUITE 100  
IRVINE, CA 92618

LORI GARNER, SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, ALLAN JOHNSTON,  
SHARON ST. PIERRE OR RONNIE HUBBARD  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is Lori Garner and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 12-13-2018 I filed at the office of the LIMESTONE County Clerk and caused to be posted at the LIMESTONE County courthouse this notice of sale.

"Lori Garner" by Vick Johnson  
Declarant's Name: Lori Garner  
Date: December 13, 2018



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LIMESTONE

EXHIBIT "A"

BEING LOT FOUR (4) BLOCK 6, DIVISION H, CITY OF MEXIA, LIMESTONE COUNTY, TEXAS, ACCORDING TO THE PLAT OF CITY OF RECORD IN VOL. 2, PAGE 17, PLAT RECORDS, LIMESTONE COUNTY, TEXAS.

Filed for Record in:  
Limestone County

On: Dec 13, 2018 at 11:50A

By: Delores Crabb

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.

Dec 13, 2018

Pessy Beck, County Clerk  
Limestone County



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