

NOTICE OF FORECLOSURE SALE**DATE: May 13, 2019****NOTE:** Balloon Note described as follows:**Date: December 5, 2017****Maker: ParkerDale LLC****Payee: Loan Source LLC****Original Principal Amount: \$ 86,800.00****DEED OF TRUST:** Deed of Trust described as follows:**Date: December 5, 2017****Grantor: ParkerDale LLC****Trustee: Steven S. Newsom****Substitute Trustee: Betty J. Parrimore, Attorney at Law, 5600 NW Central Dr., Suite 240, Houston, TX 77092****Beneficiary: Loan Source LLC P.O. Box 1611, El Campo, Texas 77437-1611 as reflected in the official Limestone County Real Property Records.****Recorded:** under the official public records at file # 20174634 of Limestone County Real Property Record, Limestone County, Texas**LENDER:** Loan Source LLC, as reflected in the Deed of Trust at file # 20174634 in the official public records of Limestone County, Texas**BORROWER:** ParkerDale LLC, P.O. Box 3184, Galveston, Texas 77552-0184**PROPERTY: The real property described as follows:** commonly known as 701 Cherry Dr., Groesbeck, TX 76642-1147 and having a legal description of:

Being all of that Lot 21 in MEADOWLAND ADDITION, City of Groesbeck, Limestone County, described in the deed recorded in Vol. 1053, Page 79, Deed Records of Limestone County, Texas (L.C.D.R.) and said addition filed in the Official plat of record as Plat No. 38, Plat Records of Limestone County, Texas.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

June 4, 2019, the first Tuesday of the month, to commence at 1:00 PM, or within three (3) hours after that time.

PLACE OF TRUSTEE'S SALE OF PROPERTY:

Limestone County Courthouse, 200 W. State Street, Groesbeck, TX 76642-1142, in the area designated for conducting foreclosure sales.

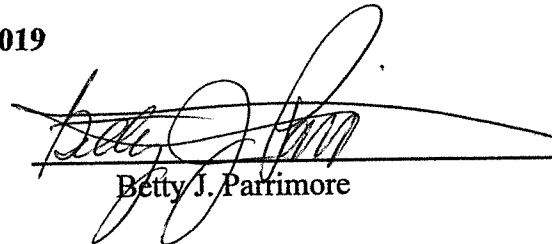
RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee, Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of May 13, 2019


Betty J. Parrimore

After recording, please return original to:

Betty J. Parrimore
Attorney at Law
5600 Northwest Central Dr., Suite 240
Houston, TX 77095

Filed for Record in:
Limestone County

On: May 13, 2019 at 02:14P

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 13, 2019

Kerrie Cobb, County Clerk
Limestone County