

19-374054

### Notice of Substitute Trustee's Sale

**Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> December 11, 2008	<b>Original Mortgagor/Grantor:</b> CHRISTOPHER JONES AND SARAH JONES
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SECURITY NATIONAL MORTGAGE COMPANY., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
<b>Recorded in:</b> <b>Volume:</b> 1270 <b>Page:</b> 707 <b>Instrument No:</b> 00081149	<b>Property County:</b> LIMESTONE
<b>Mortgage Servicer:</b> NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER	<b>Mortgage Servicer's Address:</b> 8950 Cypress Waters Blvd., Coppel, TX 75019

\* 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 property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$96,526.00, executed by CHRISTOPHER JONES; SARAH JONES and payable to the order of Lender.

**Property Address/Mailing Address:** 831 LCR 474, MEXIA, TX 76667

**Legal Description of Property to be Sold:** BEING .ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE P. VARELA SURVEY, ABSTRACT NO. 30 AND BEING ALL OF A CALLED 8.7 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO BARBARA ELAINE JONES RECORDED IN VOLUME 909, PAGE 682 OF THE DEED RECORDS OF LIMESTONE COUNTY, TEXAS. SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CROSS TIE FENCE CORNER POST AT THE NORTHEAST CORNER -OF SAID JONES TRACT, THE NORTHWEST CORNER OF A CALLED 112.5 ACRE TRACT OF LAND TO MARVA F. ANGLIN RECORDED IN VOLUME 1093, PAGE 821 OF THE DEED RECORDS OF LIMESTONE COUNTY, TEXAS, AND IN THE SOUTHEAST LINE OF LIMESTONE COUNTY ROAD NO. 474;

THENCE S 45° 00' 00" E, ALONG THE COMMON LINE OF THE SAID JONES TRACT AND THE SAID ANGLIN TRACT 355.38 FEET TO A 1" SQUARE BOLT FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT AND AT AN ELL CORNER OF THE SAID ANGLIN TRACT;

THENCE S 44° 29' 31" W, ALONG THE COMMON LINE OF THE SAID JONES TRACT AND THE SAID ANGLIN TRACT 1211.96 FEET TO A 25" OAK TREE ON THE BANK OF A CREEK FOR THE SOUTHWEST CORNER OF THIS TRACT, ON THE NORTHWESTERLY LINE OF SAID ANGLIN TRACT AND ON THE SOUTHEASTERLY LINE OF A CALLED 14.79 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO JEFFERY L. GIPSON RECORDED IN VOLUME 996, PAGE 187 OF THE DEED RECORDS OF LIMESTONE COUNTY, TEXAS;



THENCE ALONG THE SOUTHEASTERLY LINE OF THE SAID GIPSON TRACT AND THE CENTERLINE OF SAID CREEK AS FOLLOWS: N 21° 56' 27" W, 131.46 FEET TO A 1/2" IRON ROD FOUND, N 53° 17' 33" W, 138.23 FEET TO A ½ " IRON ROD FOUND, AND N 32° 38' 07" W, 56.45 FEET TO A 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT, THE NORTHEAST CORNER OF THE SAID GIPSON TRACT, AND IN THE SOUTHEAST LINE OF LIMESTONE COUNTY ROAD NO. 474;

THENCE N 42° 23' 26" E, ALONG THE SOUTHEAST LINE OF SAID COUNTY ROAD 1169.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.02 ACRES OF LAND, MORE OR LESS. (BASIS OF BEARINGS PER VOL. 217, PAGE 325).

<b>Date of Sale:</b> 12/3/19	<b>Earliest time Sale will begin:</b> 11:00 a.m.
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**Place of sale of Property:** At the front door of the Limestone County Courthouse, 200 West State Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER*, the owner and holder of the Note, has requested Lori Garner, Sheryl LaMont, Robert LaMont, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, whose address is 3220 El Camino Real 1st Floor Irvine, CA 92602 or Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston or Ronnie Hubbard whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

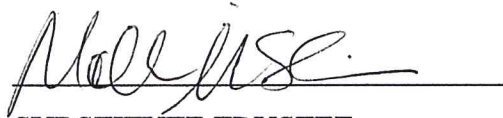
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Lori Garner, Sheryl LaMont, Robert LaMont, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, whose address is 3220 El Camino Real 1st Floor Irvine, CA 92602 or Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston or Ronnie Hubbard whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Lori Garner, Sheryl LaMont, Robert LaMont, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, whose address is 3220 El Camino Real 1st Floor Irvine, CA 92602 or Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston or Ronnie Hubbard whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

**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.**



SUBSTITUTE TRUSTEE

Lori Garner, Sheryl LaMont, Robert LaMont, Harriett  
Fletcher, ~~Allan Johnston, Sharon St. Pierre~~, Ronnie Hubbard,  
or Lori Garner, ~~Mollie McCoslin, Robert LaMont, Sharon St.  
Pierre, Sheryl LaMont, David Sims, Allan Johnston~~ or Ronnie  
Hubbard, Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite  
170, Duluth, Georgia 30097; PH: (470)321-7112

Filed for Record in:  
Limestone County

On: Oct 03, 2019 at 11:23A

By: Meagan Schaver

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.

Oct 03, 2019

Kerrie Cobb, County Clerk  
Limestone County