


LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2020-0018 RECORDED DATE: 03/17/2020 01:55:59 PM 
OFFICIAL RECORDING COVER PAGE	
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Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 826921 - 1 Doc(s) Document Page Count: 3 Operator Id: Meagan
RETURN TO: () MOLLIE MCCOSLIN	SUBMITTED BY: MOLLIE MCCOSLIN
<p>DOCUMENT # : FC-2020-0018 RECORDED DATE: 03/17/2020 01:55:59 PM</p> <p>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.</p> <div style="display: flex; align-items: center;">  <div style="text-align: center;">  Kerrie Cobb Limestone County Clerk </div> </div>	

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305 E Hunt St. Mexia, TX 76667

20-005473

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: 04/07/2020

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 September 22, 2017 and recorded in the real property records of Limestone County, TX and is recorded under Clerk's Instrument No. 20173733 with Ernst Paul Harrell (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for PrimeLending, a Plainscapital Company mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Ernst Paul Harrell, securing the payment of the indebtedness in the original amount of \$72,222.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PrimeLending, a Plainscapital Company is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold.

BEING AN 0.158 ACRE TRACT OF LAND SITUATED IN THE CITY OF MEXIA, LIMESTONE COUNTY, TEXAS, AND BEING ALL OF LOT 3 AND THE WEST 10.00 FT. OF LOT 4, BLOCK 91, DESCRIBED IN THE DEED FROM JO JACKSON BENNETT TO KEITH A. JACKSON ET UX RECORDED IN VOL. 1286, PAGE 340, DEED RECORDS OF LIMESTONE COUNTY, TEXAS (L.C.D.R.), AND ALSO BEING ALL OF PART OF THOSE LOTS IN OFFICIAL PLAT OF RECORD IN VOL. H, PG. 31, PLAT RECORDS OF LIMESTONE COUNTY, TEXAS. SAID 0.158 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD IN THE NORTH LINE OF HUNT STREET FOR THE SOUTHWEST CORNER OF SAID LOT 3 AND THIS TRACT, SAME BEING THE SOUTHEAST CORNER OF LOT 2:

THENCE N. 4 DEG. 40 MIN. 00 SEC. W. 115.00 FT. WITH THE WEST LINE OF LOT 3 AND THE EAST LINE OF LOT 2, AND ALONG THE EDGE OF A CONCRETE RETAINING WALL TO A SET 1/2" IRON ROD AT A CHAIN-LINK FENCE CORNER POST IN THE SOUTH LINE OF A 20 FT. WIDE ALLEY (OPEN) FOR THE NORTHWEST CORNER OF SAID LOT 3 AND THIS TRACT, SAME BEING THE NORTHEAST CORNER OF SAID LOT 2;



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THENCE N. 85 DEG. 20 MIN. 00 SEC. E. ALONG AND NORTH SAID CHAIN-LINK FENCE. AND WITH THE SOUTH LINE OF SAID ALLEY AND THE NORTH LINE OF SAID LOT 3, AT 50.00 FT. THE NORTHEAST CORNER OF SAID LOT 3 AND THE NORTHWEST CORNER OF SAID LOT 4, CONTINUING WITH THE NORTH LINE OF SAID LOT 4 TO A SET 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT. SAME BEING THE NORTHWEST CORNER OF THAT TRACT FORMERLY OWNED BY H.C. REED:

THENCE S. 4 DEG. 40 MIN. 00 SEC. E. 115.00 FT. GENERALLY ALONG A MEANDERING WOOD PRIVACY FENCE AND A CONCRETE CURB TO A SET 1/2" IRON ROD IN THE NORTH LINE OF SAID HUNT STREET. THE SOUTH LINE OF SAID LOT 4 AND THE EAST EDGE OF A GRAVEL DRIVEWAY FOR THE SOUTHEAST CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID REED TRACT;

THENCE S. 85 DEG. 20 MIN. 00 SEC. W. WITH THE NORTH LINE OF SAID HUNT STREET AND THE SOUTH LINE OF SAID LOT 4, AT 10.00 FT. THE SOUTHWEST CORNER OF SAID LOT 4 AND THE SOUTHEAST CORNER OF SAID LOT 3, CONTINUING WITH THE SOUTH LINE OF SAID LOT 3, IN ALL 60.00 FT. TO THE POINT OF BEGINNING, CONTAINING 0.158 ACRE

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 §51.002, 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:

PrimeLending, a Plainscapital Company
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, Mollie McCoslin, Sheryl LaMont, Robert LaMont, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Kristopher Holub, Pamela Thomas, Jack Burns II, Dana Kamin, Angie Useton, Aarti Patel, Garrett Sanders, Dylan Ruiz, 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.

03/11/2020
Executed on _____



James F. Albertelli, P.A.
Philip Traynor
Timothy Wells
2201 W. Royal Ln. Suite 155
Irving, TX 75063

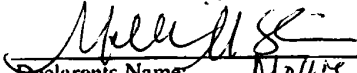
3/17/2020
Executed on _____



SUBSTITUTE TRUSTEE
~~Agency Sales & Posting~~
Lori Garner, Mollie McCoslin, Sheryl LaMont, Robert LaMont, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Mollie McCoslin and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 3-17-2020 I filed at the office of the Limestone County Clerk and caused to be posted at the Limestone County courthouse this notice of sale.


Declarant's Name: Mollie McCoslin
Date: 3-17-2020