

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2022-0016 RECORDED DATE: 04/18/2022 03:55:37 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 4
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 935145 - 1 Doc(s) Document Page Count: 3 Operator Id: Clerk	
RETURN TO: () MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002	SUBMITTED BY: MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002	
DOCUMENT # : FC-2022-0016 RECORDED DATE: 04/18/2022 03:55:37 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.
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C&M No. 44-22-0542/ FILE NOS

NOTICE OF 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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated June 25, 2010 and recorded under Vol. 1344, Page 417, or Clerk's File No. 00102560, in the real property records of LIMESTONE County Texas, with William S. Moore and Patsy R. Moore, husband and wife as Grantor(s) and Compass Bank as Original Mortgagee.

Deed of Trust executed by William S. Moore and Patsy R. Moore, husband and wife securing payment of the indebtedness in the original principal amount of \$123,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by William S. Moore and Patsy R. Moore. PNC Bank, National Association is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. PNC Bank, N.A. is acting as the Mortgage Servicer for the Mortgagee. PNC Bank, N.A., is representing the Mortgagee, whose address is: P.O. Box 1820, Dayton, OH 45401-1820.

Legal Description:

BEING LOT 1 AND PART OF LOT 2, BLOCK E, SOUTHVIEW ADDITION, CITY OF MEXIA, ACCORDING TO THE OFFICIAL PLAT OF RECORD IN VOL. 1, PAGE 196, PLAT RECORDS OF LIMESTONE COUNTY, TEXAS AND BEING THAT TRACT CONVEYED IN THE DEED DATED DECEMBER 5, 2005 FROM FREDRICK LYTLE CARRINGTON, INDEPENDENT EXECUTOR OF THE ESTATE OF STACEY W. CARRINGTON, TO PRW PROPERTIES, INC. RECORDED IN VOL. 1192, PG. 571, DEED RECORDS OF LIMESTONE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 06/07/2022

Earliest Time Sale Will Begin: 11:00 AM

Location of Sale: The place of the sale shall be: LIMESTONE County Courthouse, Texas at the following location: 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

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. **Pursuant**



to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.

400 N. Sam Houston Pkwy E, Suite 900A

Houston, TX 77060

(281) 925-5200

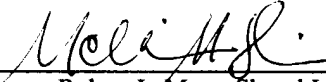

Lori Garner, Robert LaMont, Sheryl LaMont, ~~Harriett Fletcher~~, Kristopher Holub, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Mollie McCoslin, Aarti Patel, Amy Ortiz, Beatrice Carrillo, Beatriz Sanchez, David Ackel, Dylan Ruiz, Erika Aguirre, Garrett Sanders, John Mccarthy, Kevin Mccarthy, Maryna Danielian, Sara Edgington, Stacey Sanders, Violet Nunez, Zach Mccarthy, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee

EXHIBIT "A"

Being Lot 1 and part of Lot 2, Block E, Southview Addition, City of Mexia, according to the official plat of record in Vol. 1, Page 196, Plat Records of Limestone County, Texas and being that tract conveyed in the deed dated December 5, 2005 from Fredrick Lytle Carrington, Independent Execulor of the Estate of Stacey W. Carrington, to PRW Properties, Inc. recorded in Vol. 1192, Pg. 571, Deed Records of Limestone County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 3/8" iron rod in the South line of Tyler St. and North line of Southview Addition for Northwest corner of Lot 1, Block E and Northeast corner of Lot 2;

THENCE N. 85° 15' 00" E. 214.80 ft. with the South line of Tyler St. to a found 1/2" iron rod for Northeast corner of Lot 1 and Northwest corner of Lot 1, Block B in the North line of Southview Addition;

THENCE S. 25° 53' 55" E. 279.72 ft. with the East line of Lot 1, Block E, same being the West line of Lots 1, 2, and 3, Block B, to a found 5/8" iron rod for Southeast corner of Lot 1, Block E and the Northeast corner of Lot 6, Block E;

THENCE S. 68° 38' 05" W. 300.69 ft. with the South line of Lot 1, Block E and the North line of Lots 6, 7, and 8, Block E, to a found 3/4" iron pipe at a chain-link fence corner post for Southwest corner of Lot 1, Block E, and an ell corner in the South line of this tract;

THENCE N. 33° 57' 12" W. 53.85 ft. with the West line of Lot 2 and the East line of Lot 3, Block E to a set 1/2" iron rod at a chain-link fence corner post for Southeast corner of Lot 2, Block E, Northeast corner of Lot 3, Block E, and angle corner in the South line of this tract;

THENCE S. 85° 15' 00" W. 150.00 ft. with the South line of Lot 2 and North line of Lot 3, Block E to set 1/2" iron rod in the East line of Varella Street for Southeast corner of this tract, Lot 2, and Lot 3, Block E;

THENCE N. 4° 45' 00" W. 20.00 ft. with the East line of Varella Street and West line Lot 2, Block E to a set 1/2" iron rod for an ell corner in the West line of this tract;

THENCE N. 85° 15' 00" E. 150.00 ft. to found 3/4" iron pipe in the West line of Lot 1 and East line of Lot 2 for an ell corner in the West line of this tract;

THENCE N. 5° 01' 07" W. 279.86 ft. with the West line of Lot and East line of Lot 2, to the point of Beginning.

Filed for Record in:
Limestone County