




LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2020-0042 RECORDED DATE: 12/03/2020 12:03:50 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 3
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 839094 - 1 Doc(s) Document Page Count: 2 Operator Id: Lede	
RETURN TO: () MOLLIE MCCOSLIN	SUBMITTED BY: MOLLIE MCCOSLIN	
<p>DOCUMENT # : FC-2020-0042 RECORDED DATE: 12/03/2020 12:03:50 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>		

PLEASE DO NOT DETACH

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20-049984

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)

Deed of Trust Date: December 18, 2003	Original Mortgagor/Grantor: BETTY JONES AND RUSSEL TATUM
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Recorded in: Volume: 1135 Page: 617 Instrument No: 040714	Property County: LIMESTONE
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER	Mortgage Servicer's Address: 8950 Cypress Waters Blvd., Coppell, 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 \$48,000.00, executed by BETTY JONES and payable to the order of Lender.

Property Address/Mailing Address: 1324 E BOWIE ST, MEXIA, TX 76667

Legal Description of Property to be Sold: LOT 13, BLOCK 2B, DIVISION XXX (30), CITY OF MEXIA, LIMESTONE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED THEREOF IN VOLUME 2, PAGE 17, OF THE PLAT RECORDS OF LIMESTONE COUNTY, TEXAS

INCLUDING THE MANUFACTURED HOME DESCRIBED AS CREST RIDGE 1997, LABEL # NTA0654384 AND NTA0654385, SERIAL # CRH1TX7295A AND CRH1TX7295B.

Date of Sale: January 05, 2021	Earliest time Sale will begin: 11:00 AM
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Place of sale of Property: Limestone County Courthouse, 200 W. State Street, Groesbeck, TX 76642

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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 Kristopher Holub, Pamela Thomas, Jack Burns II, Dana Kamin, Angie Uselton, 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 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.

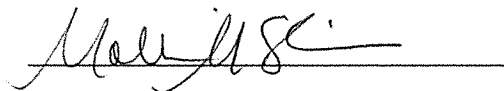
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Kristopher Holub, Pamela Thomas, Jack Burns II, Dana Kamin, Angie Uselton, 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 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 Kristopher Holub, Pamela Thomas, Jack Burns II, Dana Kamin, Angie Uselton, 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 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

Kristopher Holub, Pamela Thomas, Jack Burns II, Dana Kamin, Angie Uselton, Aarti Patel, Garrett Sanders, Dylan Ruiz, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont or Lori Garner, Mollie McCoslin, David Sims, Trustee

c/o Robertson, Anschutz, Schneid & Crane LLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112

NOTICE OF ACCELERATION