


<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2025-0030 <b>RECORDED DATE:</b> 06/18/2025 02:59:25 PM 	
<b>OFFICIAL RECORDING COVER PAGE</b>		Page 1 of 3
<b>Document Type:</b> FORECLOSURE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 1005931 - 1 Doc(s) <b>Document Page Count:</b> 2 <b>Operator Id:</b> Olga	
<b>RETURN TO:</b> () MOLLIE MCCOSLIN	<b>SUBMITTED BY:</b> MOLLIE MCCOSLIN  9033882002	
DOCUMENT # : FC-2025-0030 RECORDED DATE: 06/18/2025 02:59:25 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. <div> <b>Kerrie Cobb</b> Limestone County Clerk</div>		

**PLEASE DO NOT DETACH**  
**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

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**\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

## NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold.** The property to be sold is described as follows: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, PART OF THE CITY OF MEXIA, LIMESTONE COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED LOT 10 AND THE WEST 1/2 OF LOT 9, DIVISION XXIV DESCRIBED IN A DEED TO BILL HAYES AND WIFE, JENNIFER HAYES FROM RICHARD G. HILEMAN AND WENDY G. HILEMAN ON MAY 23, 2002 IN VOLUME 1085, PAGE 18 OF THE REAL PROPERTY RECORDS OF LIMESTONE COUNTY, TEXAS, SAME BEING ALL OF LOT 10 AND THE WEST 1/2 OF LOT 9, SUBDIVISION D, DIVISION XXIV OF THE CITY OF MEXIA RECORDED IN VOLUME 2, PAGE 17 OF THE PLAT RECORDS OF LIMESTONE COUNTY, TEXAS AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO- WIT:

BEGINNING AT A 1/2 INCH IRON ROD (SET) FOR THE NORTHWEST CORNER OF THE ABOVE MENTIONED HAYES LOT 10, THE NORTHEAST CORNER OF LOT 11 CONVEYED TO OMAR ROBLES AND SOCORRO ROBLES IN DOCUMENT NO. 2012-3198, IN THE NORTH LINE OF SUBDIVISION D, DIVISION XXIV AND BEING IN THE SOUTH LINE OF EAST TITUS STREET;

THENCE NORTH 85 DEGREES 10 MINUTES 18 SECONDS EAST WITH THE NORTH LINE OF LOT 10, THE NORTH LINE OF THE ABOVE MENTIONED LOT 9, THE NORTH LINE OF SUBDIVISION D, DIVISION XXIV AND THE SOUTH LINE OF EAST TITUS STREET, A DISTANCE OF 75.00 FEET TO A 1/2 INCH IRON ROD (SET) FOR THE NORTHEAST CORNER OF THIS TRACT AND BEING THE NORTHWEST CORNER OF A CALLED LOT 8 AND THE EAST 1/2 OF LOT 9, SUBDIVISION D, DIVISION XXIV CONVEYED TO LELA BELL BREWER IN VOLUME 1196, PAGE 549;

THENCE SOUTH 04 DEGREES 49 MINUTES 42 SECONDS EAST WITH THE EAST LINE OF THE HAYES TRACT, THE WEST LINE OF THE BREWER TRACT AND ACROSS LOT 9, A DISTANCE OF 115.00 FEET TO A 1/2 INCH IRON ROD (SET) IN THE SOUTH LINE OF SAME, THE SOUTHWEST CORNER OF THE BREWER TRACT, THE SOUTHEAST CORNER OF THE HAYES TRACT AND BEING IN THE NORTH LINE OF A 20 FEET WIDE ALLEY PER PLAT;

THENCE SOUTH 85 DEGREES 10 MINUTES 18 SECONDS WEST WITH THE SOUTH LINE OF LOT 9 THE SOUTH LINE OF SAID LOT 10 AND THE NORTH LINE OF THE 20 FEET ALLEY, A DISTANCE OF 75.00 FEET TO A 1/2 INCH IRON ROD (SET) FOR THE SOUTHWEST CORNER OF LOT 10 AND BEING THE SOUTHEAST CORNER OF SAID ROBLES LOT 11;

THENCE NORTH 04 DEGREES 49 MINUTES 42 SECONDS WEST WITH THE WEST LINE OF THE HAYES LOT 10 AND THE EAST LINE OF THE ROBLES LOT 11, A DISTANCE OF 115.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.20 ACRE OF LAND.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 10/22/2021 and recorded in Document 2021-0004895 real property records of Limestone County, Texas.

**3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 08/05/2025

Time: 10:00 AM

Place: Limestone County, Texas at the following location: THE FRONT DOOR OF THE COURTHOUSE, 200 WEST STATE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. 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.

**5. Obligations Secured.** The Deed of Trust executed by CLAYTON TRAMEL, provides that it secures the payment of the indebtedness in the original principal amount of \$100,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NEW AMERICAN FUNDING, LLC is the current mortgagee of the note and deed of trust and NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NEW AMERICAN FUNDING, LLC c/o NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING, 8201 North FM 620, Suite 120, Austin, TX 78726 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, 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.**



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: [www.auction.com](http://www.auction.com) or (800) 280-2832

Certificate of Posting

I am Melanie McCoslin whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 6/18/25 I filed this Notice of Foreclosure Sale at the office

25-000040-363-1 // 908 E TITUS ST, MEXIA, TX 76667

of the Limestone County Clerk and caused it to be posted at the location directed by the Limestone County Commissioners Court.