




<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2024-0009 <b>RECORDED DATE:</b> 04/11/2024 02:42:03 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> 993889 - 1 Doc(s) <b>Document Page Count:</b> 2 <b>Operator Id:</b> Clerk	
<b>RETURN TO:</b> () MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002	<b>SUBMITTED BY:</b> MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002	
DOCUMENT # : FC-2024-0009 RECORDED DATE: 04/11/2024 02:42:03 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 style="display: flex; align-items: center;">  <div style="text-align: center;">   <b>Kerrie Cobb</b>            Limestone County Clerk         </div> </div>		

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

24-198185

**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> September 15, 2017	<b>Original Mortgagor/Grantor:</b> SONIA LAVEL JOHNSON
<b>Original Beneficiary / Mortgagee:</b> DITECH FINANCIAL LLC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR MID-STATE TRUST XI
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 20173806	<b>Property County:</b> LIMESTONE
<b>Mortgage Servicer:</b> NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	<b>Mortgage Servicer's Address:</b> 55 Beattie Place, Suite 110, MS#001, Greenville, SC 29601

\* 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 \$59,000.00, executed by SONIA LAVEL JOHNSON and payable to the order of Lender.

**Property Address/Mailing Address:** 302 ASKEW, COOLIDGE, TX 76635

**Legal Description of Property to be Sold:** ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING THE EAST ONE-HALF (1/2) OF LOT FOUR (4) AND ALL OF LOTS FIVE (5) AND SIX (6), BLOCK TEN (10) OF THE SOUTH ADDITION TO THE CITY OF COOLIDGE, LIMESTONE COUNTY, TEXAS, IN ACCORDANCE WITH THE PLAT OF SAID ADDITION DULY RECORDED IN VOLUME 39, PAGE 553, OF THE LIMESTONE COUNTY DEED-RECORDS.

<b>Date of Sale:</b> June 04, 2024	<b>Earliest time Sale will begin:</b> 11:00 AM
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**Place of sale of Property:** At the front door of the Limestone County Courthouse, 200 West State Street, 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, *U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR MID-STATE TRUST XI*, the owner and holder of the Note, has requested Mollie McCoslin, Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre whose address is 720 S. Colorado Blvd., Suite 200 Glendale, CO 80246 OR Lori Garner Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Allan Johnston or Ronnie Hubbard whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s)



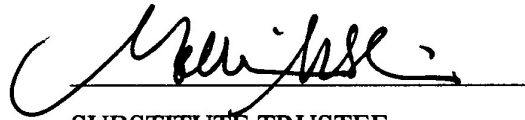
has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**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 *U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR MID-STATE TRUST XI* 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, Mollie McCoslin, Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre whose address is 720 S. Colorado Blvd., Suite 200 Glendale, CO 80246 OR Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, 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 Mollie McCoslin, Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre whose address is 720 S. Colorado Blvd., Suite 200 Glendale, CO 80246 OR Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, 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.



SUBSTITUTE TRUSTEE

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

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
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