

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2025-0033 RECORDED DATE: 06/23/2025 04:13:02 PM 
OFFICIAL RECORDING COVER PAGE	
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 1006062 - 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
<p>DOCUMENT # : FC-2025-0033 RECORDED DATE: 06/23/2025 04:13:02 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>  Kerrie Cobb Limestone County Clerk </div> </div>	

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24-233213

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 11, 2020	Original Mortgagor/Grantor: QUINTON DUSHON FLAKES
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UNITED FIDELITY FUNDING CORP., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Recorded in: Volume: N/A Page: N/A Instrument No: 2020-0005000	Property County: LIMESTONE
Mortgage Servicer: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	Mortgage Servicer's Address: 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 \$167,902.00, executed by QUINTON DUSHON FLAKES and payable to the order of Lender.

Property Address/Mailing Address: 736 BLUEBONNET ST, MEXIA, TX 76667

Legal Description of Property to be Sold:

BEING A 0.320 ACRE TRACT SITUATED IN BLOCK 6 OF THE CRESTLINE HEIGHTS ADDITION UNIT 2, CITY OF MEXIA, LIMESTONE COUNTY, TEXAS, AND BEING ALL OF THAT LOT 1 AND PART OF THAT LOT 24 DESCRIBED IN THE DEED TO WAW PROPERTIES LLC RECORDED IN INSTRUMENT NO. 2020-0000905, DEED RECORDS OF LIMESTONE COUNTY, TEXAS (L.C.D.R.) AND PART OF THAT CRESTLINE HEIGHTS ADDITION UNIT 2 FILED IN THE OFFICIAL PLAT RECORDED IN VOL. 2, PG. 10, AND RE-INDEXED AS PLAT NO. 509-510, PLAT RECORDS OF LIMESTONE COUNTY, TEXAS, SAID 0.320 ACRE BEING MORE COMPLETELY PARTICULAR BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD IN THE NORTHEAST LINE OF BLUEBONNET DRIVE AT THE SOUTH END OF A RIGHT OF WAY CURVE IN THE NORTHWEST LINE OF SAID LOT 1 AND THIS TRACT,

THENCE 47.12 FT. ALONG A CURVE AT THE INTERSECTION OF BLUEBONNET DRIVE AND CONTOUR DRIVE HAVING A CENTRAL ANGLE OF 90°00', A RADIUS OF 30.00 FT. AND A CHORD BEARING OF N.0°22'E. 42.42 FT. TO A FOUND 1/2" IRON ROD IN THE SOUTHEAST LINE OF CONTOUR DRIVE, SAID LOT 1 AND THIS TRACT;

THENCE N.45°22'E. 58.00 FT. WITH THE SOUTHEAST LINE OD SAID CONTOUR DRIVE AND THE NORTHWEST LINE OF SAID LOT 1 TO A FOUND 1/2" IRON ROD AT THE BEGINNING OF A RIGHT OF WAY CURVE;



THENCE 27.00 IT ALONG A CURVE, AND WITH THE SOUTHEAST LINE OF SAID CONTOUR DRIVE AND THE NORTHWEST CORNER OF SAID LOT 1 HAVING A CENTRAL ANGLE OF 0°48'36", A RADIUS OF 1910.00 FT. AND A CHORD BEARING OF N.45°21'34"E. 27.00 FT. TO A FOUND 1/2" IRON ROD FOR THE NORTH CORNER OF SAID LOT 1 AND THIS TRACT, SAME BEING THE WEST CORNER OF LOT 2;

THENCE S.44°38'E. WITH THE NORTHEAST LINE OF SAID LOT 1 AND THE SOUTHWEST LINE OF SAID LOT 2, AT 37.5 FT. A FENCE, IN ALL 85.00 FT. TO A FOUND 1/2" IRON ROD FOR THE EAST CORNER OF LOT 1, THE NORTH CORNER OF SAID LOT 24 AND AN ANGLE CORNER IN THE NORTHEAST LINE OF THIS TRACT, SAME BEING AN ANGLE CORNER IN THE SOUTHWEST LINE OF SAID LOT 2;

THENCE S.74°22'42"E. 40.31 FT. CROSSING ACROSS TWO FENCES AND AN AREA OCCUPIED BY OWNER OF LOT 2 TO A FOUND 1/2" IRON ROD FOR AN ANGLE CORNER IN THE NORTHEAST LINE OF SAID LOT 24 AND THE EAST CORNER OF THIS TRACT, SAME BEING THE SOUTH CORNER OF SAID LOT 2;

THENCE S.45°22'W. 135.00 FT. WITH A DIVISION LINE THROUGH SAID LOT 24 AND THE SOUTHEAST LINE OF THIS TRACT TO A FOUND 1/2" IRON ROD IN THE NORTHEAST LINE OF SAID BLUEBONNET DRIVE AND THE SOUTHWEST LINE OF SAID LOT 24 FOR THE SOUTH CORNER OF THIS TRACT;

THENCE N.44°38'W. WITH THE NORTHEAST LINE OF SAID BLUEBONNET DRIVE AND THE SOUTHWEST LINE OF SAID LOT 24, AT 35.00 FT. THE WEST CORNER OF SAID LOT 24 AND THE SOUTH LINE OF SAID LOT 1, CONTINUING WITH THE SOUTHWEST LINE OF SAID LOT 1, IN ALL 90.00 FT. TO THE POINT OF BEGINNING, CONTAINING 0.320 ACRE.

Date of Sale: August 5, 2025	Earliest time Sale will begin: 10:00 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, *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING*, the owner and holder of the Note, has requested Violet Nunez, Kristopher Holub, Ramiro Cuevas, Aarti Patel, Jami Grady, Thalia Toler, Aleena Litton, Joshua Sanders, Jacqueline Hughes, Geoffrey Rabb, Dalene VanDermyden, Auction.com LLC whose address is 1 MAUCHLY IRVINE, CA 92618 OR Mollie McCoslin, Sharon St. Pierre, Sheryl LaMont, Lori Garner, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254

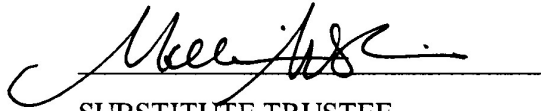
, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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 *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING* 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, Violet Nunez, Kristopher Holub, Ramiro Cuevas, Aarti Patel, Jami Grady, Thalia Toler, Aleena Litton, Joshua Sanders, Jacqualine Hughes, Geoffrey Rabb, Dalene VanDermyden, Auction.com LLC whose address is 1 MAUCHLY IRVINE, CA 92618 ~~OR Mollie McCoslin~~ Sharon St. Pierre, Sheryl LaMont, Lori Garner, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs 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 Violet Nunez, Kristopher Holub, Ramiro Cuevas, Aarti Patel, Jami Grady, Thalia Toler, Aleena Litton, Joshua Sanders, Jacqualine Hughes, Geoffrey Rabb, Dalene VanDermyden, Auction.com LLC whose address is 1 MAUCHLY IRVINE, CA 92618 OR Mollie McCoslin, Sharon St. Pierre, Sheryl LaMont, Lori Garner, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254 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

Violet Nunez, Kristopher Holub, Ramiro Cuevas, Aarti Patel, Jami Grady, Thalia Toler, Aleena Litton, Joshua Sanders, Jacqualine Hughes, Geoffrey Rabb, Dalene VanDermyden, Auction.com LLC OR Mollie McCoslin, Sharon St. Pierre, Sheryl LaMont, Lori Garner, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004
PH: (470)321-7112