




<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2020-0010 <b>RECORDED DATE:</b> 02/27/2020 01:33:18 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> 826232 - 3 Doc(s) <b>Document Page Count:</b> 2 <b>Operator Id:</b> Meagan	
<b>RETURN TO:</b> () MOLLIE MCCOSLIN	<b>SUBMITTED BY:</b> MOLLIE MCCOSLIN	
<p>DOCUMENT # : FC-2020-0010          RECORDED DATE: 02/27/2020 01:33:18 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;">   <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.**

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
11/14/2013

**Grantor(s)/Mortgagor(s):**  
SHAWN R KEITH AND AMANDA L KEITH  
HUSBAND AND WIFE

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE  
FOR ENVOY MORTGAGE, LTD., ITS SUCCESSORS  
AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Nationstar Mortgage LLC d/b/a Mr. Cooper

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 20134586

**Property County:**  
LIMESTONE

**Mortgage Servicer:**  
Nationstar Mortgage LLC d/b/a Mr. Cooper is  
representing the Current Beneficiary/Mortgagee under a  
servicing agreement with the Current  
Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
8950 Cypress Waters Blvd.,  
Coppell, TX 75019

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

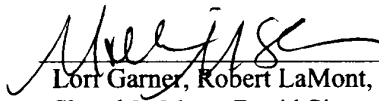
**Date of Sale:** 4/7/2020

**Earliest Time Sale Will Begin:** 11am

**Place of Sale of Property:** THE FRONT DOOR OF THE 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.

*Notice Pursuant to Tex. Prop. Code § 51.002(i):*  
**Assert and protect your rights as member of  
the armed forces of the United States. If you  
or your spouse are serving on active military duty,  
including active military duty as a member of the  
Texas National 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.**

  
Lori Garner, Robert LaMont, Sharon St. Pierre,  
Sheryl LaMont, David Sims, Allan Johnston, Ronnie  
Hubbard, Mollie McCoslin  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-20-77189-POS  
**Loan Type:** Farm Loan

TX-20-77189-POS

**EXHIBIT "A"**

Being all of that certain lot, tract or parcel of land located in the M.C. Rejon Survey Abstract No. 26, Limestone County, Texas and part of a called 6.00 acre tract of land described in deed to James Jarvis and Lucille Jarvis as recorded in Volume 1183, Page 638 of the Deed Records of Limestone County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

**BEGINNING** at a 1/2" Iron rod found at the westerly corner of the said 6.00 acre tract, the southerly corner of a called 1.561 acre Tract Two described in deed to Dennis Ferguson as recorded in Volume 1225, Page 68 of the Deed Records of Limestone County, Texas, and in the northeasterly line of Farm to Market Road No. 937;

**THENCE**, N 56° 23' 14" E, along the northwesterly line of the said Jarvis 6.00 acre tract and the southeasterly line of the said Ferguson tract 255.81 feet to a 5/8" iron rod found (set by me May 23, 2006) for the northerly corner of this tract and at the westerly corner of a called 2.91 acre tract of land described in deed to Joshua Lenamond as recorded in Volume 1311, Page 847 of the Deed Records of Limestone County, Texas;

**THENCE**, through the said 6.00 acre Jarvis tract and with the southwestery line of the said Lenamond tract as follows: S 27° 09' 09" E, 143.04 feet to a 8" cedar post, S 47° 28' 46" E, 213.63 feet to a 12" cedar post and S 34° 02' 46" E, 164.35 feet to a point in the approximate centerline of Limestone County Road No. 748 for the easterly corner of this tract, in the southeasterly line of the said 6.00 acre Jarvis tract and at the southerly corner of the said Lenamond tract from which a 5/8" iron rod found (set by me May 23, 2006) bears N 34° 02' 46" W, 22.92 feet;

**THENCE**, S 56° 25' 00" W, along the southeasterly line of the said Jarvis 6.00 acre tract and with the approximate centerline of said county road 238.84 feet to a point at the southerly corner of the said 6.00 acre Jarvis tract and in the northeasterly line of said Farm to Market Road No. 937;

**THENCE**, along the southwestery line of the said 6.00 acre Jarvis tract and with the northeasterly line of said Farm to Market Road No. 937 as follows: N 32° 59' 57" W, 25.96 feet to a 1/2" iron rod found, N 78° 53' 29" W, 71.09 feet to a 5/8" iron rod found and N 34° 01' 00" W, 437.79 feet to the POINT OF BEGINNING and CONTAINING 3.09 ACRES OF LAND MORE OR LESS.