

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military 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.

WHEREAS, on 5/8/2008, LARRY L. POWELL AND CELINDA POWELL, executed a Deed of Trust conveying to ANGELA STONE as Trustee, the Real Estate hereinafter described, to BENEFICIAL TEXAS INC., in the payment of a debt therein described, said Deed of Trust being recorded under Instrument 00803336, Volume 1447, Page 623, in the DEED OF TRUST OR REAL PROPERTY records of LIMESTONE COUNTY, Texas; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned had been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on September 26, 2016 under Cause No. 15-403-A in the 77TH Judicial District Court of LIMESTONE COUNTY, Texas; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 1/3/2017 beginning not earlier than 11:00 AM , or not later than three hours thereafter, I will sell said Real Estate in LIMESTONE COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted at the location where this Notice of Trustee's Sale was posted. Said Real Estate is described as follows:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Property Address: 543 FCR 975, MEXIA , TX 76667-2785

Mortgage Servicer: Caliber Home Loans, Inc.

Mortgage Servicer Address: 13801 WIRELESS WAY, OKLAHOMA CITY, OK, 73134

Reinstatement Line: (800) 401-6587

Noteholder: U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

WITNESS MY HAND this day, 11-28-16

Lori Garner, Robert LaMont, Sheryl LaMont,
Harriett Fletcher, David Sims, Allan Johnston,
Sharon St. Pierre,
Substitute Trustee

When recorded please return to:
Caliber Home Loans, Inc. – Document Control
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134



EXHIBIT A - LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE MARIA DE CANTUN LEAGUE, ABSTRACT 7, FREESTONE COUNTY, TEXAS, BEING 10.20 ACRES OF LAND AND BEING A PART OF A CALLED 45 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM EDWARD F. BEYER TO JAMES WALTERS ET AL, RECORDED IN VOLUME 613, PAGE 829, DEED RECORDS FREESTONE COUNTY, TEXAS.

SAID 10.20 ACRE TRACT DESCRIBED TO WIT:

BEGINNING AT A 1/2 INCH IRON ROD SET IN THE WEST LINE OF SAID 45 ACRE TRACT, SAID POINT BEING IN THE EAST FENCE RIGHT OF WAY OF A COUNTY ROAD BEARS SOUTH 0 DEGREES 20 MINUTES 29 SECONDS WEST, 731.84 FEET FROM THE NORTHWEST CORNER OF SAID 45 ACRE TRACT;

THENCE SOUTH 0 DEGREES 54 MINUTES WEST, 489.15 FEET ALONG THE EAST FENCED RIGHT OF WAY OF SAID COUNTY ROAD TO A 1/2 INCH IRON ROD SET THEREIN FOR CORNER;

THENCE NORTH 89 DEGREES 14 MINUTES EAST, 1003.70 FEET TO A TEE IRON FOUND FOR THE NORTHEAST CORNER OF A 10 ACRE TRACT SOLD BY MRS. WALTERS IN APRIL OF 1981, SAID POINT BEING IN THE EAST FENCE OF SAID 45 ACRE TRACT;

THENCE NORTH 0 DEGREES 47 MINUTES EAST, 429.50 FEET ALONG THE EAST FENCE OF SAID 45 ACRE TRACT TO A 1/2 INCH IRON ROD SET THEREIN FOR CORNER;

THENCE NORTH 89 DEGREES 13 MINUTES WEST, 1002.37 FEET TO THE POINT OF BEGINNING, CONTAINING 10.20 ACRES OF LAND, MORE OR LESS.

Filed for Record in:
Limestone County

On: Nov 28, 2016 at 11:12A

By: Janice Ledet

STATE OF TEXAS

COUNTY OF LIMESTONE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of: Limestone County as stamped hereon by me.

Nov 28, 2016

Peggy Beck, County Clerk
Limestone County