

<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2024-0032 <b>RECORDED DATE:</b> 09/10/2024 10:32:39 AM 	
<b>OFFICIAL RECORDING COVER PAGE</b>		Page 1 of 4
<b>Document Type:</b> FORECLOSURE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 998970 - 1 Doc(s) <b>Document Page Count:</b> 3 <b>Operator Id:</b> Olga	
<b>RETURN TO:</b> () TEXAS TRUSTEE TITLE LLC PO BOX 6449 HOT SPRINGS NATIONAL PARK, AR 71902	<b>SUBMITTED BY:</b> TEXAS TRUSTEE TITLE LLC PO BOX 6449 HOT SPRINGS NATIONAL PARK, AR 71902	
<p>DOCUMENT # : FC-2024-0032          RECORDED DATE: 09/10/2024 10:32:39 AM</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>   <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.**

1302 N BAILEY ST  
MEXIA, TX 76667

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**NOTICE OF [SUBSTITUTE] TRUSTEE'S 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 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.**

**1. Date, Time, and Place of Sale.**

Date: October 01, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE FRONT DOOR WHICH FACES STATE STREET OF THE LIMESTONE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 24, 2013 and recorded in Document CLERK'S FILE NO. 20132362 real property records of LIMESTONE County, Texas, with MICHAEL A GOSE AND WIFE AMY J GOSE, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MICHAEL A GOSE AND WIFE AMY J GOSE, securing the payment of the indebtednesses in the original principal amount of \$74,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** 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 lien securing the Property referenced above. NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING  
601 OFFICE CENTER DRIVE  
SUITE 100  
FORT WASHINGTON, PA 19034



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**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.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead KRISTOPHER HOLUB, AARTI PATEL, VIOLET NUNEZ, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, AURORA CAMPOS, ANGIE USELTON, DANA KAMIN, AUCTION.COM, THOMAS GILBRAITH, DAVID RAY, AARON CRAWFORD, LORI GARNER, MOLLIE MCCOSLIN, SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON, SHERYL LAMONT, ROBERT LAMONT, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the LIMESTONE County Clerk and caused to be posted at the LIMESTONE County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

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LIMESTONE

**EXHIBIT "A"**

BEING PART OF THAT LOT 1, BLOCK 11, UNIT 2, SPANISH HILLS ADDITION, CITY OF MEXIA, LIMESTONE COUNTY, TEXAS DESCRIBED ON THE OFFICIAL PLAT OF RECORD IN VOL. 3. PAGE 10, PLAT RECORDS OF LIMESTONE COUNTY, TEXAS, AND BEING THAT PART OF SAID LOT 1 DESCRIBED IN THE DEED TO MICHAEL A. GOSE, ET UX RECORDED IN VOL. 1201, PG. 204, DEED RECORDS OF LIMESTONE COUNTY, TEXAS, SAID PART OF LOT 1 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FROM A FOUND 1/2" IRON ROD IN THE EAST RIGHT OF WAY LINE OF BAILEY STREET AT THE SOUTHWEST CORNER OF LOT 1, SAME BEING THE NORTHWEST CORNER OF LOT 6, FROM WHICH CORNER A FOUND 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF SAID LOT 6 BEARS S. 4 DEGREES 17' 47" E.110.11 FT. (BASIS OF BEARING);

THENCE N. 4 DEGREES 17' 47" W. 20.30 FT. WITH THE EAST LINE OF SAID BAILEY STREET AND THE WEST LINE OF SAID LOT 1 TO A SET 1/2" IRON ROD ON THE NORTH SIDE OF A CONCRETE DRIVEWAY FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE TRUE POINT OF BEGINNING;

THENCE N. 4 DEGREES 17' 47" W. 89.81 FT. WITH THE EAST LINE OF BAILEY STREET AND THE WEST LINE OF LOT 1 TO A SET 1/2" IRON ROD IN THE SOUTH LINE OF HUISACH STREET FOR NORTHWEST CORNER OF LOT 1 AND THIS TRACT;

THENCE N. 85 DEGREES 15' 44" E. 123. 73 FT. WITH THE SOUTH LINE OF HUISACH STREET AND THE NORTH LINE OF LOT 1 TO A SET 1/2" IRON ROD FOR NORTHEAST CORNER OF LOT 1 AND NORTHWEST CORNER OF LOT 2;

THENCE S. 4 DEGREES 25' 54" E. 103.28 FT. WITH THE EAST LINE OF LOT 1 TO A SET 1/2" IRON ROD IN THE EAST LINE OF LOT 1 FOR SOUTHEAST CORNER OF THIS TRACT;

THENCE S. 83 DEGREES 35' 30" W. 54.15 FT. ALONG A FENCE TO A SET 1/2" IRON ROD AT THE END OF A DRIVEWAY FOR ANGLE CORNER IN THE SOUTH LINE OF THIS TRACT;

THENCE N. 13 DEGREES 50' 18" W. 14.53 FT. ALONG THE EAST END OF SAID DRIVEWAY TO A SET 1/2" IRON ROD FOR ANGLE CORNER IN THE SOUTH LINE OF THIS TRACT;

THENCE S. 85 DEGREES 50' 45" W. 67.44 FT. ALONG SAID DRIVEWAY TO THE POINT OF BEGINNING.