

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2024-0040 RECORDED DATE: 11/07/2024 01:53:22 PM 
OFFICIAL RECORDING COVER PAGE	
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 1000537 - 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
DOCUMENT # : FC-2024-0040 RECORDED DATE: 11/07/2024 01:53:22 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;">  Kerrie Cobb 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'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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 3rd day of December, 2024
Time: 10:00 AM or not later than three hours after that time
Place: AT "At the front door of the Limestone County Courthouse, 200 West State Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court" in Limestone County, Texas, or at the area most recently designated by the Limestone County Commissioners.

TERMS OF SALE: CASH**DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:**

Date: August 26, 2021
Grantor(s): ANTHONY LYNN THIBODEAUX AND LADONNA JEAN BRACKENS
Original Mortgagee: NewRez LLC D/B/A NewRez Mortgage
Original Principal: \$36,500.00
Recording Information: Deed Inst.# 2021-0004106
Current Mortgagee/Beneficiary: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, successor by merger to First Union National Bank as Trustee, for Mid-State Trust X
Secures: The Promissory Note (the "Note") in the original principal amount of \$36,500.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Limestone
Property Description: (See Attached Exhibit "A")
Property Address: 3363 Hwy 84 W, Mexia, TX 76667
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Shellpoint Mortgage Servicing
Mortgage Servicer Address: 75 Beattie Place, Suite 300 Greenville, SC 29601

SUBSTITUTE TRUSTEE(S): Coury Jacocks, Rob Peebles, Kristopher Holub, Aarti Patel, Violet Nunez, Meryl Olsen, Misty McMillan, Tiffincy 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

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLC
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Mollie McCoslin whose address is 1320 Greenway Dr. ^{ste} 780 Irving, TX ⁷⁵⁰³⁸. I declare under penalty perjury that Nov. 7, 2024 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Limestone County Clerk and caused it to be posted at the location directed by the Limestone County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLC, 1320 Greenway Drive, Suite 780 Irving, TX 75038

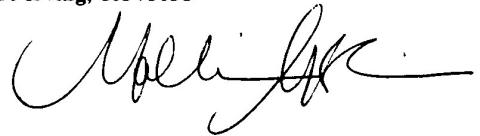


EXHIBIT "A"

All that certain lot, tract, or parcel of land, lying and being situated in Limestone County, Texas, a part of the Pedro Varela Survey, and being out of the Ed Ellis lands located on Highway 84, about five miles West of Mexia, Limestone County, Texas described as follows:

BEING designated as "PLOT E" according to the map and plat of said lands as drawn by J.R. Farris, Surveyor, described by metes and bounds as follows towit:

BEGINNING at the Northeast corner of "Plot D" as shown by said J.R. Ferris map and plat, on the South boundary line of said highway 84, as starting point, stake for corner

Thence South, running with the East line of said "Plot D", to a distance of 280 feet, stake in Southeast corner of said "Plot D" for corner

Thence East, running parallel with the south line of said Highway 84, to a distance of 150 feet, stake for corner;

Thence North running parallel with the East line of "Plot D" and West line of this Tract, to a distance of 280 feet, stake on south line of Highway 84 for corner;

Thence West with the south line of Highway 84, to a distance of 150 feet to the Place of beginning, containing one (1) acre of land, more or less.