

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2024-0041 RECORDED DATE: 11/12/2024 02:28:06 PM 
OFFICIAL RECORDING COVER PAGE	
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 1000625 - 1 Doc(s) Document Page Count: 4 Operator Id: Clerk
RETURN TO: () RESOLVE TRUSTEE SERVICES 906 W MCDERMOTT DR STE 116-242 ALLEN, TX 75013 469-450-7472	SUBMITTED BY: RESOLVE TRUSTEE SERVICES 906 W MCDERMOTT DR STE 116-242 ALLEN, TX 75013 469-450-7472
DOCUMENT # : FC-2024-0041 RECORDED DATE: 11/12/2024 02:28:06 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

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2024-10989-TX

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, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: 1/7/2025
Time: **The earliest time the sale will begin is 11:00 AM**, or within three (3) hours after that time.
Place: Limestone County Courthouse, Texas, at the following location: 200 West State Street, Groesbeck, TX 76642 THE FRONT DOOR OF THE 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 Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Property To Be Sold - The property to be sold is described as follows:

"SEE EXHIBIT A"

Commonly known as: 1302 SUMMIT DR MEXIA, TX 76667

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 5/2/2020 and recorded in the office of the County Clerk of Limestone County, Texas, recorded on 5/13/2020 under County Clerk's File No 2020-0001683, in Book -- and Page -- Correction Instrument recorded 10/18/2024 under Instrument No. 2024-0004021 of the Real Property Records of Limestone County, Texas.

Grantor(s):	General M. Anthony, a single man and Jenifer P. Clancy, a single woman, as community property
Original Trustee:	Black, Mann & Graham
Substitute Trustee:	Nestor Solutions, LLC, Auction.com, Lori Garner, Mollie McCoslin, Sharon St. Pierre, Ronnie Hubbard, Robert LaMont, Sheryl LaMont, David Sims, Allan Johnston, Harriett Fletcher
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

T.S. #: 2024-10989-TX

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 referenced property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$160,206.00, executed by General M. Anthony, a single man and Jenifer P. Clancy, a single woman, as community property, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

T.S. #: 2024-10989-TX

Dated: 11/12/2024

Nestor Solutions, LLC, Auction.com, Lori Garner, Mollie McCoslin, Sharon St. Pierre, Ronnie Hubbard, Robert LaMont, Sheryl LaMont, David Sims, Allan Johnston, Harriett Fletcher

Sharon St. Pierre

c/o Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648

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EXHIBIT A

Being Lot 2, Block 6, Spanish Hills Addition, Unit 3-A, City of Mexia, Limestone County, Texas, according to the official plat of record in Cabinet 1, Plat Envelope 7, Plat Records of Limestone County, Texas, and a 110.41 ft. by 95.0 ft. tract adjacent to the East boundary of Lot 2, situated in the W. P. Moseley Survey, A-416, Limestone County, Texas, and being that same lot and tract described in the deed dated March 31, 2008 from Lon P. Shields et ux to Sang Moo Lee recorded in Vol. 1274, Pg. 844, said Lot and tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod in the East line of Summit Drive for Southwest corner of said Lot 2 and this tract, same being the Northwest corner of Lot 1, Block 6;

THENCE N. 4° 41' 08" W. with the East line of Summit Drive to a set 1/2" iron rod at the intersection of the East line of said Summit Drive and the South line of Huisach Street for Northwest corner of said Lot 2 and this tract, from which corner a found 1/2" iron rod bears N. 4° 41' 08" W. 0.42 ft.;

THENCE N. 89° 45' 44" E. with the South line of Huisach St. and the North line of said Lot 2, at 90.00 ft. the Northeast corner of Lot 2, and the Northwest corner of said 95.00 ft. by 110.41 ft. tract, at 115.00 ft. a found 1/2" iron rod, in all 185.00 ft. to a set 1/2" iron rod for Northeast corner of this tract;

THENCE S. 4° 41' 08" E. 110.41 ft. to a set 1/2" iron rod set for Southeast corner of this tract;

THENCE S. 89° 45' 44" W. with the South line of this tract, at 70.00 ft. a found 1/2" iron rod, at 95.00 ft. the Southeast corner of Lot 2 and the Northeast corner of Lot 1, in all, 185.00 ft. with the South line of Lot 2 to the point of Beginning, containing 0.47 acre.