

**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: 12/03/2019

Time: Between 11am-2pm and beginning not earlier than 11am-2pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Limestone County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/29/2003 and recorded in the real property records of Limestone County, TX and is recorded under Clerk's File/Instrument Number, Vol. 1111, Page 93, with Timothy Boulware and Rosanna Boulware (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for First Magnus Financial Corporation, an Arizona Corporation mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Timothy Boulware and Rosanna Boulware, securing the payment of the indebtedness in the original amount of \$62,505.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** BEING A 0.66 ACRE TRACT OF LAND SITUATED IN THE PEDRO VARELA SURVEY, A-30, LIMESTONE COUNTY, TEXAS, AND BEING THAT TRACT CONVEYED IN THE DEED DATED FEBRUARY 21, 1974 FROM NOLA FAYE NAPIER TO STANLEY GREGORY ET UX RECORDED IN VOLUME 585, PAGE 586, DEED RECORDS OF LIMESTONE COUNTY, TEXAS, SAID 0.66 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD IN THE EAST RIGHT OF WAY LINE OF COUNTY ROAD LCR 463 (OLD HIGHWAY 14) AT THE BASE OF A 4" STEEL PIPE FENCE CORNER POST FOR NORTHWEST CORNER OF THIS TRACT SAME BEING THE SOUTHWEST CORNER OF THE ANNIE MAE FREELAND CALLED 98.3 ACRES TRACT OF RECORD IN VOL. 449, PAGE 97;

THENCE S. 81 DEGREES 58 MINUTES E. 204.0 FT. WITH A FENCE TO A 4" STEEL PIPE FENCE CORNER POST FOR NORTHEAST CORNER OF THIS TRACT, SAME BEING AN INSIDE ELL CORNER OF SAID FREELAND TRACT; THENCE S. 6 DEGREES 30 MINUTES W. 140.0 FT. WITH A FENCE TO A SET 1/2" IRON ROD IN SAID FENCE LINE AND THE WEST LINE OF SAID FREELAND TRACT FOR SOUTHEAST CORNER OF THIS TRACT, SAME BEING THE NORTHEAST CORNER OF THE ORVIL GLOSSON 0.675 ACRE TRACT OF RECORD IN VOL. 804, PAGE 66, FROM WHICH CORNER A 4" STEEL PIPE FENCE CORNER POST BEARS S. 6 DEGREES 30 MINUTES W. 2.20 FT.;



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THENCE N, 81 DEGREES 58 MINUTES W, 204.0 FT. TO A SET 1/2" IRON ROD IN SAID EAST RIGHT OF WAY LINE FOR SOUTHWEST CORNER OF THIS TRACT, SAME BEING THE NORTHWEST CORNER OF SAID GLOSSON TRACT;

THENCE N. 6 DEGREES 30 MINUTES E. (BASIS OF BEARING FROM THE PREVIOUS DEED DESCRIPTION) 140.0 FT. WITH SAID RIGHT OF WAY LINE AND WEST LINE OF THIS TRACT TO THE POINT OF BEGINNING, CONTAINING 0.66 ACRE.

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Bank, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Home Mortgage  
3476 Stateview Blvd.  
Fort Mill, SC 29715

*Mollie McCoslin*

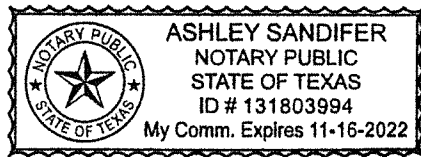
**SUBSTITUTE TRUSTEE**

Lori Garner, Mollie McCoslin, Sheryl LaMont,  
Robert LaMont, Harriett Fletcher, Allan Johnston,  
Sharon St. Pierre, Ronnie Hubbard  
1320 Greenway Drive, Suite 300  
Irving, TX 75038 OR Kristopher Holub, Pamela  
Thomas, Jack Burns II, Dana Kamin, Angie Uselton,  
Aarti Patel, Garrett Sanders, Dylan Ruiz, Sharon St.  
Pierre, Ronnie Hubbard, Allan Johnston, Sheryl  
LaMont, Robert LaMont, 1 Mauchly, Irvine, CA  
92618

STATE OF Texas  
COUNTY OF Freestone

Before me, the undersigned authority, on this day personally appeared Mollie McCoslin, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 1 day of November, 2019.



*Ashley Sandifer*

NOTARY PUBLIC in and for

Freestone

COUNTY

My commission expires: 11-16-2022

Print Name of Notary:

Ashley Sandifer

**CERTIFICATE OF POSTING**

My name is Mollie McCoslin, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 11-7-2019 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: Mollie McCoslin  
Date: 11-7-2019

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Filed for Record in:  
Limestone County

On: Nov 07, 2019 at 11:28A

By: Lederle Salazar

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 07, 2019

Kerrie Cobb, County Clerk  
Limestone County

