

201 N BURROW STREET
GROESBECK, TX 76642

00000007232762

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: May 01, 2018

Time: The sale will begin at 1:00PM 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 June 08, 2007 and recorded in Document VOLUME 1244, PAGE 476 real property records of LIMESTONE County, Texas, with JESSE GLADDEN AND JAMIE GLADDEN, grantor(s) and WELLS FARGO FINANCIAL TEXAS, INC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JESSE GLADDEN AND JAMIE GLADDEN, securing the payment of the indebtednesses in the original principal amount of \$59,965.44, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO USA HOLDINGS, INC. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. 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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EXHIBIT "A"

TRACT 1:

BEING A TRACT DESIGNATED AS TRACT A INCLUDING PART OF LOTS TWO (2) AND THREE (3), BLOCK TWO (2), BROWN ADDITION, CITY OF GROESBECK, LIMESTONE COUNTY, TEXAS, THE OFFICIAL PLAT OF SAID ADDITION BEING RECORDED IN VOL. 48, PG. 349, DEED RECORDS, LIMESTONE COUNTY, TEXAS, AND BEING PART OF THE SAME LOTS DESCRIBED IN THE DEED DATED AUGUST 18, 1989 FROM RICHARD F. BUCKELEW ET UX TO SAM L. THORNAL ET UX RECORDED IN VOL. 818, PG. 616, DEED RECORDS, LIMESTONE COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FROM A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF LOT FIVE (5), BLOCK ONE (1) IN THE EAST LINE OF COBB STREET AND THE NORTH LINE OF BROWN STREET, FROM WHICH CORNER A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT FIVE (5) BEARS N. 60 DEGREES 00' E. (BASIS OF BEARING FROM OFFICIAL PLAT OF BROWN ADDITION) 120.00 FT. WITH THE NORTH LINE OF BROWN STREET;

THENCE S. 30 DEGREES 00' E. WITH THE EAST LINE OF COBB STREET PARALLEL TO THE CENTERLINE OF SAID STREET, AT 80.00 FT. THE NORTHWEST CORNER OF LOT ONE (1), BLOCK TWO (2), IN ALL, 142.67 FT. TO A SET 1/2" IRON ROD IN THE WEST LINE OF LOT TWO (2), BLOCK TWO (2) AT THE WEST EDGE OF CONCRETE SIDEWALK, IN LINE WITH A CHAIN LINK FENCE ALONG THE NORTH SIDE OF THIS TRACT, FOR NORTHWEST CORNER OF THIS TRACT, AND THE TRUE POINT OF BEGINNING, SAME BEING THE SOUTHWEST CORNER OF THE GERALD GIBSON TRACT OF RECORD IN VOL. 1008, PG. 486, FROM WHICH CORNER A CHAIN LINK FENCE CORNER POST BEARS N. 59 DEGREES 48' E. 5.53 FT.;

THENCE N. 59 DEGREES 48' E., AT 5.53 FT. SAID CHAIN LINK FENCE CORNER POST, CONTINUING WITH SAID FENCE FOR NORTH LINE OF THIS TRACT AS HELD ON THE GROUND IN ALL, 90.00 FT. TO A SET 1/2" IRON ROD IN THE SOUTH LINE OF SAID GIBSON TRACT FOR NORTHEAST CORNER OF THIS TRACT, FROM WHICH CORNER THE NORTHEAST CORNER OF SAID THORNAL TRACT BEARS N. 59 DEGREES 48' E. 30.00 FT.;

THENCE S. 30 DEGREES 00' E. 87.71 FT. TO A SET 1/2" IRON ROD IN THE SOUTH LINE OF LOT THREE (3) AND THE NORTH LINE OF BURROW STREET, SAID CORNER BEING 40 FT. MEASURED PERPENDICULAR FROM THE CENTERLINE OF BURROW STREET.

THENCE S. 61 DEGREES 11' W. 90.02 FT. WITH THE NORTH LINE OF BURROW ST. PARALLEL WITH THE CENTERLINE OF SAID STREET FOR THE SOUTH LINE OF LOT THREE (3) AND THIS TRACT, TO A SET 1/2" IRON ROD IN THE EAST LINE OF COBB STREET FOR SOUTHWEST CORNER OF LOT THREE (3) AND THIS TRACT;

THENCE N. 30 DEGREES 00' W. 85.54 FT. WITH THE EAST LINE OF COBB STREET AND THE WEST LINE OF BLOCK TWO (2) FOR THE WEST LINE OF THIS TRACT, TO THE POINT OF BEGINNING.

TRACT 2:

BEING A TRACT DESIGNATED AS TRACT B INCLUDING PART OF LOTS TWO (2) AND THREE (3), BLOCK TWO (2), BROWN ADDITION, CITY OF GROESBECK, LIMESTONE COUNTY, TEXAS, THE OFFICIAL PLAT OF SAID ADDITION BEING RECORDED IN VOL. 48, PAGE 349, DEED RECORDS, LIMESTONE COUNTY, TEXAS, AND BEING PART OF THE SAME LOTS DESCRIBED IN THE DEED DATED AUGUST 18, 1989 FROM RICHARD F. BUCKELEW ET UX TO SAM L. THORNAL ET UX RECORDED IN VOL. 818, PAGE 616, DEED RECORDS, LIMESTONE COUNTY, TEXAS.

COMMENCING FROM A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF LOT FIVE (5), BLOCK ONE (1) IN THE NORTH LINE OF BROWN STREET, SAID CORNER BEARS NORTH 60 DEGREES 00' E. 120.00 FEET WITH THE NORTH LINE OF BROWN STREET FROM A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT FIVE (5) BEARS NORTH 60 DEGREES 00' E. (BASIS OF BEARING FROM OFFICIAL PLAT OF BROWN ADDITION) 120.00 FEET;

THENCE S 30 DEGREES 00' E PARALLEL WITH THE CENTERLINE OF COBB STREET AND THE WEST LINE OF BLOCKS ONE (1) AND TWO (2), AT 80.00 FEET THE SOUTH LINE OF BROWN STREET AND THE NORTHEAST CORNER OF LOT ONE (1), BLOCK TWO (2), IN ALL 142.46 FEET TO A SET 1/2" IRON ROD IN A CHAIN-LINK FENCE LINE AND IN THE EAST LINE OF SAID LOT TWO (2) FOR NORTHEAST CORNER OF THIS TRACT, SAME BEING THE SOUTHEAST CORNER OF THE GERALD GIBSON TRACT OF RECORD IN VOL. 1008, PG. 486, FROM WHICH CORNER A WOOD FENCE CORNER BEARS NORTH 59 DEGREES 48' E 5.22 FT.;

THENCE S 30 DEGREES 00' E 88.43 FEET WITH THE EAST LINE OF THIS TRACT TO A SET 1/2" IRON ROD IN THE NORTH LINE OF BURROW STREET AND THE SOUTH LINE OF LOT THREE (3) FOR SOUTHEAST CORNER OF THIS TRACT, SAID CORNER BEING 40 FT. MEASURED PERPENDICULAR FROM THE CENTERLINE OF BURROW STREET;

THENCE S 61 DEGREES 11' W 30.00 FT. WITH THE NORTH LINE OF BURROW STREET AND THE SOUTH LINE OF THIS TRACT, TO A SET 1/2" INCH IRON ROD FOR SOUTHWEST CORNER OF THIS TRACT;

THENCE N 30 DEGREES 00' W 67.71 FT TO A SET 1/2" INCH IRON ROD IN A FENCE LINE FOR NORTH LINE OF THIS TRACT AS HELD ON THE GROUND AND THE SOUTH LINE OF SAID GIBSON TRACT, FOR NORTHWEST CORNER OF THIS TRACT;

THENCE N 59 DEGREES 48' E 30.00 FT. WITH THE NORTH LINE OF THIS TRACT AND WITH A FENCE FOR SOUTH LINE OF SAID GIBSON TRACT, TO THE POINT OF BEGINNING.



00001319

Filed for Record in:
Limestone County

On: Apr 10, 2018 at 01:54P

By: Delores Crabb

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.

Apr 10, 2018

Peggy Beck, County Clerk
Limestone County