

00001428

806 NORTH KAUFMAN STREET
MEXIA, TX 76667

00000006843940

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: December 03, 2019

Time: The sale will begin at 11:00 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 August 27, 2007 and recorded in Document VOLUME 1252, PAGE 587 AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO. 20144826 AND 20170112 real property records of LIMESTONE County, Texas, with STACEY FORGE AND STANLEY GREEN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by STACEY FORGE AND STANLEY GREEN, securing the payment of the indebtednesses in the original principal amount of \$56,611.00, 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. 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



806 NORTH KAUFMAN STREET
MEXIA, TX 76667

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, 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, 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 Juanita Nowell, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 10/11/2019 I filed at the office of the LIMESTONE County Clerk and caused to be posted at the LIMESTONE County courthouse this notice of sale.

X  _____

Declarants Name: Juanita Nowell

Date: 10/11/2019

0000006843940

LIMESTONE

EXHIBIT "A"

BEING THE SOUTH ONE-HALF (1/2) OF LOTS 1 AND 2, BLOCK 2, DIVISION LXIII (63), CITY OF MEXIA, LIMESTONE COUNTY, TEXAS, ACCORDING TO THE OFFICIAL PLAT OF RECORD IN VOL. 2, PG. 17, PLAT RECORDS OF LIMESTONE COUNTY, TEXAS, AND BEING THE SAME LOTS CONVEYED IN THE DEED DATED OCTOBER 18, 1996 FROM ANGEL ESTRADA ET UX TO FILIBERTO MAREZ ET UX RECORDED IN VOL. 956, PG. 271, DEED RECORDS OF LIMESTONE COUNTY, TEXAS, SAID LOTS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD IN THE EAST LINE OF KAUFMAN ST. AND THE WEST LINE OF BLOCK 2 FOR SOUTHWEST CORNER OF LOT 1 AND THIS TRACT, SAME BEING THE NORTHWEST CORNER OF A 20 FT. ALLEY;

THENCE N. 4 40' W. 60.00 FT. WITH THE EAST LINE OF KAUFMAN ST. TO A FOUND 1/2" IRON ROD FOR NORTHWEST CORNER OF THIS TRACT AND SOUTHWEST CORNER OF THE ANNA LUNA CALVILLO LOT OF RECORD IN VOL. 1037, PG. 253;

THENCE N. 86 20' E., AT 50.00 FT. THE EAST LINE OF LOT 1 AND WEST LINE OF LOT 2, IN ALL, 100.00 FT. TO A SET 1/2" IRON ROD IN THE EAST LINE OF LOT 2 FOR NORTHEAST CORNER OF THIS TRACT AND SOUTHEAST CORNER OF SAID CALVILLO TRACT;

THENCE S. 4 40' E. 60.00 FT. TO A FOUND 1/2" IRON ROD IN THE NORTH LINE OF SAID ALLEY FOR SOUTHEAST CORNER OF LOT 2 AND THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 3;

THENCE S. 85 20' W. WITH THE NORTH LINE OF SAID ALLEY, AT 50.00 FT. THE SOUTHWEST CORNER OF LOT 2 AND SOUTHEAST CORNER OF LOT 1, IN ALL, 100.00 FT. TO THE POINT OF BEGINNING, MORE OR LESS.

Filed for Record in:
Limestone County

On: Oct 11, 2019 at 03:33P

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.

Oct 11, 2019

Kerrie Cobb, County Clerk
Limestone County