


LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2020-0005 RECORDED DATE: 01/23/2020 11:27:17 AM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 3
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 825077 - 1 Doc(s) Document Page Count: 2 Operator Id: Meagan	
RETURN TO: () MOLLIE MCCOSLIN	SUBMITTED BY: MOLLIE MCCOSLIN	
<p>DOCUMENT # : FC-2020-0005 RECORDED DATE: 01/23/2020 11:27:17 AM</p> <p>I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the named records of Limestone County.</p> <div style="display: flex; align-items: center;">  <div style="text-align: center;">  Kerrie Cobb Limestone County Clerk </div> </div>		

PLEASE DO NOT DETACH

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE**LIMESTONE County****Deed of Trust Dated:** June 27, 2007**Amount:** \$269,800.00**Grantor(s):** DON M WALLER and SUSAN F. WALLER**Original Mortgagee:** WELLS FARGO BANK, NATIONAL ASSOCIATION**Current Mortgagee:** SPECIALIZED LOAN SERVICING LLC**Mortgagee Address:** SPECIALIZED LOAN SERVICING LLC, 8742 Lucent Blvd. Ste. 300, Highlands Ranch, CO 80129-2386**Recording Information:** Document No. 00073550**Legal Description:** SEE EXHIBIT "A".**Date of Sale:** March 3, 2020 between the hours of 11:00 AM and 2:00 PM.**Earliest Time Sale Will Begin:** 11:00 AM**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the LIMESTONE County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

KRISTOPHER HOLUB OR KRISTOPHER HOLUB, SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, DAVID SIMS, LORI GARNER, MOLLIE MCCOSLIN, ALLAN JOHNSTON, HARRIETT FLETCHER, PAMELA THOMAS, JACK BURNS II, DANA KAMIN, ANGIE USELTON, GARRETT SANDERS, AARTI PATEL, DYLAN RUIZ OR RONNIE HUBBARD have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.



Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2019-006272


c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

Limestone County

All that certain lot, tract or parcel of land situated in the City of Groesbeck, Limestone County, Texas. Being all of Lots 1, 2, 3 and 4 in Division LXIV (Div. 64) in said city, containing 4.158 acres and being the same land described in a deed to Charles S. Dillon from Carl Sadler, III, recorded in Volume 1085, Page 213, Deed Records Limestone County, Texas. Said 4.158 acre tract described to wit:

Beginning at a chiseled X set in concrete walk at the southwesterly r.o.w. intersection of Grayson Street and Jacinto Street, said point being the southwest corner of Lot 1;

THENCE North 28 degrees 47 minutes 52 seconds East, 601.91 feet along the easterly r.o.w. of Grayson Street to a 1/2" iron rod and cap, RPLS/1858/MJR set at a cross tie fence corner post at the northwest corner of Tract 4. Said point being at the southeasterly r.o.w. intersection of Grayson Street and Cypress Street.

THENCE South 61 degrees 25 minutes 40 seconds East, 301.01 feet along the southerly r.o.w. of Cypress Street to a 2 1/2" iron pipe found for the northeasterly corner of Lot 4, being the northwesterly corner of a lot previously owned by L. L. Brown, now owned by the Groesbeck Independent School District, Vol. 1088, Pg. 436. A cross tie fence corner post bears North 64 degrees 32 minutes 34 seconds West, 11.21 feet.

THENCE South 29 degrees 31 minutes 14 seconds West, 114.85 feet along the west line of the Brown lot to a 1/2" iron rod and cap set at a cross tie fence post at the southwest corner of said lot:

THENCE South 28 degrees 59 minutes 27 seconds West, 373.32 feet along the westerly fence of the D. Hughes, Lots 5 and 6 as fenced. (Vol. 967, Pg. 535) to a 1/2" iron rod and cap set at a cross tie fence corner post at the northwesterly of the Joe Wiley lot, Vol. 929, Pg. 141:

THENCE South 28 degrees 03 minutes 36 second West, 121.38 feet along the westerly line of the Wiley lot (not fenced) to a 2 1/2" iron pipe found for this southeasterly corner in the northerly r.o.w. of Jacinto Street:

THENCE North 59 degrees 58 minutes 19 seconds West, 299.94 feet along said northerly r.o.w. of Jacinto Street to the point of beginning, containing 4.158 acres of land, more or less.

The bearing of North 30 degrees East as shown on the centerline of the Union Pacific Railroad on the plat of said city was used as the Basis of Bearing for this survey.

EXHIBIT "A"