




| | |
|--|---|
| LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504 | DOCUMENT #: FC-2020-0006 RECORDED DATE: 01/24/2020 03:50:59 PM  |
| OFFICIAL RECORDING COVER PAGE | |
| Document Type: FORECLOSURE Transaction Reference: Document Reference: | Transaction #: 825115 - 1 Doc(s) Document Page Count: 3 Operator Id: Jan |
| RETURN TO: () TEXAS TRUSTEE & TITLE | SUBMITTED BY: TEXAS TRUSTEE & TITLE |
| DOCUMENT # : FC-2020-0006 RECORDED DATE: 01/24/2020 03:50:59 PM 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. <div style="display: flex; align-items: center;">  <div>  Kerrie Cobb Limestone County Clerk </div> </div> | |

PLEASE DO NOT DETACH
 THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.
***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

Copy of Original
 Filed 1/24/20
 Not Compared
 or Verified

517 SOUTH DENTON STREET
MEXIA, TX 76667

0000007810476

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: April 07, 2020

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 October 03, 2003 and recorded in Document VOLUME 1124, PAGE 534; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 20163066 real property records of LIMESTONE County, Texas, with LEWIS TAYLOR JR AND VIVIAN TAYLOR, grantor(s) and ALLIED HOME MORTGAGE CAPITAL CORP., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LEWIS TAYLOR JR AND VIVIAN TAYLOR, securing the payment of the indebtednesses in the original principal amount of \$95,501.00, 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



517 SOUTH DENTON STREET
MEXIA, TX 76667

00000007810476

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 Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 01/24/2020 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: Kevin McCarthy

Date: 01/24/2020

517 SOUTH DENTON STREET
MEXIA, TX 76667

0000007810476

0000007810476

LIMESTONE

EXHIBIT "A"

BEING AN 0.287 ACRE TRACT, THE SOUTH ONE -HALF OF A 200.00 FT. BY 125.00 FT. TRACT OF LAND SITUATED IN BLOCK 3, DIVISION "O", CITY OF MEXIA, LIMESTONE COUNTY, TEXAS, AND THE SOUTH ONE-HALF OF THAT TRACT DESCRIBED IN THE DEED DATED DECEMBER 04, 2001 FROM DENNIS WALKER, SHERIFF TO CITY OF MEXIA, TRUSTEE; RECORDED IN VOL. 1074, PG. 502, DEED RECORDS OF LIMESTONE COUNTY, TEXAS, SAID 0.287 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FROM A FOUND 1/2" IRON ROD IN THE EAST LINE OF DENTON STREET AT THE NORTHWEST CORNER OF SAID BLOCK 3 AND THE NORTHWEST CORNER OF SAID 200.00 FT. BY 125.00 FT. TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 14, BLOCK 2-A, DIVISION "O". SAID CORNER BEARS S. 4 DEGREES 40'E, (BASIS OF BEARING FROM OFFICIAL PLAT OF RECORD IN VOL. 2, PG. 17, PLAT RECORDS OF LIMESTONE COUNTY, TEXAS) 204.50 FT. WITH THE EAST LINE OF DENTON ST. AND THE WEST LINE OF DIVISION FROM A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 14;

THENCE S. 4 DEGREES 40'E. 100.00 FT TO A SET 1/2" IRON ROD IN THE EAST LINE OF DENTON ST. AND THE WEST LINE OF SAID 200.00 FT, BY 125.00 FT. TRACT FOR NORTHWEST CORNER OF THIS TRACT AND THE TRUE POINT OF BEGINNING;

THENCE N. 85 DEGREES 20'E. 125.00 FT. TO A SET 1/2" IRON ROD IN THE EAST LINE OF SAID 200.00 FT. BY 125.00 FT. TRACT AND IN THE WEST LINE OF THE D. F. HENSON TRACT OF RECORD IN VOL, 988, PG. 68, FOR NORTHEAST CORNER OF THIS TRACT;

THENCE S. 4 DEGREES 40'E. 100.00 FT. WITH THE EAST LINE OF SAID 200.00 FT. BY 125.00 FT. TRACT AND WEST LINE OF SAID HENSON TRACT TO A SET 1/2" IRON ROD FOR SOUTHEAST CORNER OF SAID 200.00 FT. BY 125.00 FT. AND THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID HENSON TRACT AND THE NORTHEAST CORNER OF THE L. CHAMBERS TRACT OF RECORD IN VOL 1012, PG. 700;

THENCE S. 85 DEGREES 20'W. 125.00 FT. WITH THE SOUTH LINE OF SAID 200.00 FT. BY 125.00 FT. TRACT TO A SET 1/2" IRON ROD IN THE EAST LINE OF DENTON STREET AND THE WEST LINE OF DIVISION "O" FOR SOUTHWEST CORNER OF SAID 200.00 FT. BY 125.00 FT. TRACT AND THIS TRACT, SAME BEING THE NORTHWEST CORNER OF SAID CHAMBERS TRACT;

THENCE N. 4 DEGREES 40' W. 100.00 FT. WITH THE EAST LINE OF DENTON ST. TO THE POINT OF BEGINNING, CONTAINING 0.287 ACRE.