

**LIMESTONE COUNTY**

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**DOCUMENT #:** FC-2025-0023**RECORDED DATE:** 05/29/2025 01:54:10 PM**OFFICIAL RECORDING COVER PAGE**

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**Document Type:** FORECLOSURE**Transaction Reference:****Document Reference:****Transaction #:** 1005406 - 1 Doc(s)**Document Page Count:** 2**Operator Id:** Sheila**RETURN TO:** ()

MOLLIE MCCOSLIN  
PO BOX 148  
WORTHAM, TX 76693  
903-388-2002

**SUBMITTED BY:**

MOLLIE MCCOSLIN  
PO BOX 148  
WORTHAM, TX 76693  
903-388-2002

**DOCUMENT # :** FC-2025-0023**RECORDED DATE:** 05/29/2025 01:54:10 PM

I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County.



Kerrie Cobb  
Limestone County Clerk

**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.**

**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: 08/05/2025

Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending 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 October 3, 2003 and recorded in the real property records of Limestone County, TX and is recorded under Clerk's Book 1124, Page 534 with Lewis Taylor, Jr. and Vivian Taylor (grantor(s)) and Allied Home Mortgage Capital Corp mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Lewis Taylor, Jr. and Vivian Taylor, securing the payment of the indebtedness in the original 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.** 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 BEING 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.

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 Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.  
11625 N Community House Rd  
Charlotte, NC 28277

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq. OR Carson Emmons, Esq. or Justin Ritchie, Esq. OR AWEST OR Maryna Danielian, Kristopher Holub, Aarti Patel, Stacey Sanders, Amy Ortiz, Garrett Sanders, Dylan Ruiz, David Ackel, Violet Nunez, Erika Aguirre, Beatriz Sanchez, Sara Edgington, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM , Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**

05/23/2025

Executed on

/s/ Carson T. H. Emmons

James E. Albertelli, P.A.  
Kirk Schwartz, Esq.  
Carson Emmons, Esq.  
Justin Ritchie, Esq.  
6565 N. MacArthur, Suite 470  
Irving, TX 75039

5/29/25  
Executed on

  
**SUBSTITUTE TRUSTEE**

Agency Sales & Posting  
Mollie McCoslin, Sheryl LaMont, Harriett Fletcher,  
Sharon St. Pierre OR Lori Garner, Christine Wheelless,  
Phillip Hawkins, Kevin Key or Jay Jacobs OR  
AUCTION.COM  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

**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 5/29/2025 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: 5/29/25