


LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2025-0039 RECORDED DATE: 07/24/2025 03:19:22 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 3
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 1008116 - 1 Doc(s) Document Page Count: 2 Operator Id: Clerk	
RETURN TO: () RESOLVE TRUSTEE SERVICES LLC	SUBMITTED BY: RESOLVE TRUSTEE SERVICES LLC	
DOCUMENT # : FC-2025-0039 RECORDED DATE: 07/24/2025 03:19:22 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

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Our Case Number: 25-04149-FC

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 19, 2008, RAFAEL FERNANDEZ, JR. AND SPOUSE, IRMA FERNANDEZ, executed a Deed of Trust/Security Instrument conveying to DUDLEY BEADLES, as Trustee, the Real Estate hereinafter described, to WELLS FARGO BANK, NATIONAL ASSOCIATION, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 00083664, in Book 1284, at Page 37, and rerecorded under County Clerk Number 00083801 1284 in the DEED OF TRUST OR REAL PROPERTY RECORDS of LIMESTONE COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, OCTOBER 7, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate at At the front door of the Limestone County Courthouse, 200 West State Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court in **LIMESTONE COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §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 was posted.

Said Real Estate is described as follows: BEING A 1.92 ACRES TRACT OF LAND SITUATED IN THE A. VARELA SURVEY, A-29, LIMESTONE COUNTY, TEXAS, ADJACENT TO COUNTY ROAD LCR 404, A PART OF THAT CALLED 119 ACES TRACT DESCRIBED IN THE DEED DATED FEBRUARY 10, 1987 FROM DAVID HUGHES ET AL TO JON HOLLOWAY, TRUSTEE RECORDED IN VOL. 768, PG. 238, DEED RECORDS OF LIMESTONE COUNTY, TEXAS, AND LOCATED IN AN UNRECORDED SUBDIVISION CALLED RIDGEWOOD PARK SAID 1.92 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 3/4" IRON PIPE IN THE NORTH MARGIN OF LCR 404 AT THE BASE OF A STEEL "T" POST FOR SOUTHWEST CORNER OF THIS TRACT AND SOUTHEAST CORNER OF THE MICHAEL F. LOCKHART CALLED 3.435 ACRES TRACT OF RECORD IN VOL. 1032, PG. 460;

THENCE N.20°56'46"W. (BASIS OF BEARING FROM VOL. 1032, PG. 460) 408.41 FT. WITH THE EAST LINE OF SAID LOCKHART TRACT TO A FOUND 3/4" IRON PIPE AT THE BASE OF A 10" UTILITY POLE POST FOR NORTHWEST CORNER OF THIS TRACT AND NORTHEAST CORNER OF SAID LOCKHART TRACT;

THENCE N.69°10'52"E. 134.00 11. FOR NORTH LINE OF THIS TRACT TO A FOUND 3/4" IRON PIPE IN THE RESIDUE OF SAID 119 ACRES TRACT FOR NORTHEAST CORNER OF THIS TRACT;

THENCE S.20°56'50"E. 109.71 FT. TO A SET 1/2" IRON ROD AT THE BASE OF A STEEL "T" POST IN SAID 119 ACRES RESIDUE FOR AN ANGLE CORNER IN THE EAST LINE OF THIS TRACT;

THENCE S.66°42'21"E. 260.60 FT. TO A FOUND 3/4" IRON ROD IN SAID 119 ACRES RESIDUE AND IN THE WEST MARGIN OF LCR 404 FOR MOST EASTERLY CORNER OF THIS TRACT;

THENCE WITH THE WESTERLY AND SOUTHERLY MARGIN OF SAID ROAD FOR EASTERLY AND SOUTHERLY LINE OF THIS TRACT S.23°59'21"W. 57.58 FT. TO A SET 1/2" IRON ROD FOR ANGLE CORNER, S.36°39'29"W. 68.25 FT. TO A SET 1/2" IRON ROD FOR ANGLE CORNER, S.50°19'41"W. 101.30 FT. TO A SET 1/2" IRON ROD FOR ANGLE CORNER AND S.66°00'21"W.126.65 FT. TO THE POINT OF BEGINNING, CONTAINING 1.92 ACRES.

Property Address: 326 LCR 404, GROESBECK, TX 76642

Mortgage Servicer: NATIONSTAR

Noteholder: NATIONSTAR MORTGAGE LLC

8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 24 day of July, 2025.

Sharon Pierre

Mollie McCoslin, Sheryl LaMont, Harriett
Fletcher, Sharon St. Pierre, Heather Golden,
Allan Johnston, David Sims, Robert La Mont,
Marinosci Law Group PC

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300