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HOME EQUITY POSTING WITH ORDER ATTACHED

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242 LCR 904
JEWETT, TX 75846

20110177900712

NOTICE OF SUBSTITUTE TRUSTEE SALE
(See TEX. CONST. art. XVI, § 50a(6) Order attached)

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: October 07, 2014

Time: The sale will begin at 1:00PM 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 July 02, 2007 and recorded in Document VOLUME 1255, PAGE 858 real property records of LIMESTONE County, Texas, with MICHAEL LANGLEY AND LUELLE B ESTES, grantor(s) and WELLS FARGO FINANCIAL TEXAS, INC., mortgagee.


4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MICHAEL LANGLEY AND LUELLE B ESTES, securing the payment of the indebtednesses in the original principal amount of \$67,600.70, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO FINANCIAL TEXAS, INC. 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 as follows:

BEING LOTS 1-10, BLOCK B, SHAW WOODS ADDITION, LIMESTONE COUNTY, TEXAS ACCORDING TO THE PLAT OF RECORD IN VOL. 1, PAGE 47, PLAT RECORDS, LIMESTONE COUNTY, TEXAS.

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 BLYD.
FORT MILL, SC 29715



DAVID CARRILLO, BEATRICE CARRILLO, JOHN MCCARTHY OR ZACH MCCARTHY
Substitute Trustee

c/o
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001



NOS20110177900712

Cause Number 30,336-A

FILED

In Re: Order of Foreclosure
Concerning

IN THE DISTRICT COURT OF

2014 APR 11 PM 1:47

CAROL JENKINS
DISTRICT CLERK
LIMESTONE COUNTY

242 LCR 904
JEWETT, TEXAS 75846
Under Tex. R. Civ. P. 736

LIMESTONE COUNTY, TEXAS

77TH JUDICIAL DISTRICT

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DEFAULT ORDER

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.

2. The name and last known address of each Respondent subject to this order is:

MICHAEL LANGLLEY
242 LCR 904
JEWETT, TX 75846

LUELLA B. ESTES
242 LCR 904
JEWETT, TX 75846

Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

3. The property that is the subject of this foreclosure proceeding is commonly known as 242 LCR 904, Jewett, Texas 75846 with the following legal description:



BEING LOTS 1-10, BLOCK B, SHAW WOODS ADDITION, LIMESTONE COUNTY, TEXAS ACCORDING TO THE PLAT OF RECORD IN VOL. 1, PAGE 47, PLAT RECORDS, LIMESTONE COUNTY, TEXAS.

4. The lien to be foreclosed is indexed or recorded at Volume 1255, Page 858 and recorded in the real property records of Limestone County, Texas.
5. The material facts establishing Respondent('s/s') default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with the applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.


Signed this 4 day of April, 2014


JUDGE PRESIDING

00001037

SUBMITTED BY:

**BARRETT DAFFIN FRAPPIER
TURNER & ENGEL, LLP**



Tom Misteli
Texas Bar No. 24058774
Ryan Bourgeois
Texas Bar No. 24050314
Elizabeth McDonald
Texas Bar No. 24062879
Paige E. Bryant
Texas Bar No. 24051920
Cheryl Asher
Texas Bar No. 24034188
15000 Surveyor Blvd, Suite 100
Addison, Texas 75001
(972) 386-5040 (Phone)
(972) 419-0734 (Fax)

ATTORNEYS FOR PETITIONER

Filed for Record in:
Limestone County

On: Sep 15, 2014 at 11:19A

By: Janice Ledet

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.

Sep 15, 2014

Peggy Beck, County Clerk
Limestone County