

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: January 03, 2017

Time: The sale will begin at 11:00AM 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 November 17, 2003 and recorded in Document VOLUME 1128, PAGE 150 real property records of LIMESTONE County, Texas, with JENNIFER OWENS AND JIMMY OWENS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JENNIFER OWENS AND JIMMY OWENS, securing the payment of the indebtednesses in the original principal amount of \$72,856.00, 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

Aurora Campos by Kim Maly

AURORA CAMPOS, JONATHAN HARRISON, MARK COS PINEDA, RAMIRO CUEVAS, DANN PORTER, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, MATT HANSEN, CHRIS DEMAREST, PATRICK ZWIERS, KRISTOPHER HOLUB, OR FREDERICK BRITTON

Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ 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: _____



EXHIBIT "A"

BEING A 1.41 ACRES TRACT OF LAND SITUATED IN THE ANDRES VARELA SURVEY, A-29, ADJACENT TO THE SOUTH SIDE OF COUNTY ROAD LCR 401, A PART OF THAT CALLED 265.24 ACRES CONVEYED FROM DAVID HUGHES, TRUSTEE, TO JON B. HOLLOWAY, TRUSTEE IN THE DEED RECORDED IN VOL. 1083, PG. 48, DEED RECORDS, LIMESTONE COUNTY, TEXAS, SAID 1.41 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF COUNTY ROAD LCR 401 AND IN THE NORTH LINE OF SAID 265.24 ACRES TRACT, SAME BEING THE SOUTH LINE OF THE RAY COOK CALLED 26.354 ACRES TRACT OF RECORD IN VOL. 640, PG. 525 FOR NORTHEAST CORNER OF THIS TRACT, SAID CORNER ALSO BEING IN THE NORTH LINE OF A PROPOSED 10.00 ACRES TRACT 1 OF AN UNRECORDED SUBDIVISION, FROM WHICH CORNER A SET 1/2" IRON ROD FOR REFERENCE IN THE SOUTH MARGIN OF SAID ROAD BEARS S. 32° 36' 03" E. 27.0 FT., AND FROM WHICH CORNER THE NORTHEAST CORNER OF SAID 265.24 ACRES TRACT BEARS N. 54° 45' 37" E. (BASIS OF BEARING FROM THE PREVIOUS DEED DESCRIPTION) 1026.90 FT.;

THENCE S. 32° 36' 03" E, WITH THE WEST LINE OF A PUBLIC ROAD, AT 27.00 FT. SAID IRON ROD FOR REFERENCE, IN ALL, 245.98 FT. TO A SET 1/2" IRON ROD FOR SOUTHEAST CORNER OF THIS TRACT, AND THE SOUTHEAST CORNER OF SAID TRACT 1;

THENCE S. 27° 43' 28" W. 168.59 FT. TO A SET 1/2" IRON ROD IN THE SOUTH LINE OF SAID TRACT 1 FOR SOUTHWEST CORNER OF THIS TRACT;

THENCE N. 51° 18' 17" W., AT 338.03 FT. A SET 1/2" IRON ROD IN THE SOUTH MARGIN OF LCR 401 FOR REFERENCE, IN ALL, 354.34 FT. TO A POINT IN THE CENTER OF SAID ROAD AND IN THE NORTH LINE OF SAID 265.24 ACRES TRACT, SAME BEING THE SOUTH LINE OF SAID COOK TRACT, FOR NORTHWEST CORNER OF THIS TRACT;

THENCE N. 58° 45' 37" E. 260.19 FT. WITH THE CENTER OF SAID ROAD AND WITH THE NORTH LINE OF SAID 265.24 ACRES TRACT TO THE POINT OF BEGINNING, CONTAINING 1.41 ACRES, MORE OR LESS.

Filed for Record in:
Limestone County

On: Dec 13, 2016 at 02:39P

By: Olga Guzman

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.

Dec 13, 2016

Peggy Beck, County Clerk
Limestone County



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