

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.

Copy of Original  
Filed 5/31/17  
Not Compared  
or Verified

1. **Date, Time, and Place of Sale.**

Date: August 01, 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 April 29, 2003 and recorded in Document VOLUME 1111, PAGE 0093 real property records of LIMESTONE County, Texas, with TIMOTHY BOULWARE AND ROSANNA BOULWARE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TIMOTHY BOULWARE AND ROSANNA BOULWARE, securing the payment of the indebtednesses in the original principal amount of \$62,505.00, 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 Kus Mea*  
AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, MATT HANSEN, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, JACK BURNS II, SHAWN SCHILLER, OR TONYA WASHINGTON  
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: \_\_\_\_\_



00001254

0000005382015

LIMESTONE

EXHIBIT "A"

BEING AN 0.66 ACRE TRACT OF LAND SITUATED IN THE PEDRO VARELA SURVEY, A-30, LIMESTONE COUNTY, TEXAS, AND BEING THAT TRACT CONVEYED IN THE DEED DATED FEBRUARY 21, 1974 FROM NOLA FAYE NAPIER TO STANLEY GREGORY ET UX RECORDED IN VOL. 585, PG. 586, DEED RECORDS OF LIMESTONE COUNTY, TEXAS, SAID 0.66 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD IN THE EAST RIGHT OF WAY LINE OF COUNTY ROAD LCR 463 ( OLD HIGHWAY 14) AT THE BASE OF A 4" STEEL PIPE FENCE CORNER POST FOR NORTHWEST CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF THE ANNIE MAE FREELAND CALLED 98.3 ACRES TRACT OF RECORD IN VOL. 449, PG. 97;

THENCE S. 81 DEGREES 58' E, 204.0 FT. WITH A FENCE TO A 4" STEEL PIPE FENCE CORNER POST FOR NORTHEAST CORNER OF THIS TRACT, SAME BEING AN INSIDE ELL CORNER OF SAID FREELAND TRACT;

THENCE S 6 DEGREES 30' W, 140.0 FT. WITH A FENCE TO A SET 1/2" IRON ROD IN SAID FENCE LINE AND THE WEST LINE OF SAID FREELAND TRACT FOR SOUTHEAST CORNER OF THIS TRACT, SAME BEING THE NORTHEAST CORNER OF THE ORVIL GLOSSON 0.675 ACRE TRACT OF RECORD IN VOL 804, PG 66, FROM WHICH CORNER A 4" STEEL PIPE FENCE CORNER POST BEARS S. 6 DEGREES 30' W. 2.20 FT;

THENCE N 81 DEGREES 58' W, 204.0 FT TO A SET 1/2" IRON ROD IN SAID EAST RIGHT OF WAY LINE FOR SOUTHWEST CORNER OF THIS TRACT, SAME BEING THE NORTHWEST CORNER OF SAID GLOSSON TRACT;

THENCE N 6 DEGREES 30' E, (BASIS OF BEARING FROM THE PREVIOUS DEED DESCRIPTION) 140.0 FT. WITH SAID RIGHT OF WAY LINE AND WEST LINE OF THIS TRACT TO THE POINT OF BEGINNING, CONTAINING 0.66 ACRE. MORE OR LESS.

Filed for Record in:  
Limestone County

On: May 31, 2017 at 03:54P

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.

May 31, 2017

Peggy Beck, County Clerk  
Limestone County



NOS0000005382015