

810 EAST WALKER STREET
GROESBECK, TX 76642

00001320

Copy of Original
Filed 4/10/18
Not Compared
or Verified

0000007460504

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: May 01, 2018

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 August 31, 2007 and recorded in Document VOLUME 1253, PAGE 385 real property records of LIMESTONE County, Texas, with STEVEN M POSEY AND BILLIE POSEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by STEVEN M POSEY AND BILLIE POSEY, securing the payment of the indebtednesses in the original principal amount of \$160,269.00, 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

BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY
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: _____



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EXHIBIT "A"

DESCRIPTION FOR : LOT 14, OLIVER ADDITION, CITY OF GROESBECK, LIMESTONE COUNTY, TEXAS.
OWNER; SMITH FERRELL DOBSON ET UX

BEING ALL OF THAT LOT 14 IN THE OLIVER ADDITION, CITY OF GROESBECK, LIMESTONE COUNTY., TEXAS, AND BEING THAT SAME LOT 14 DESCRIBED IN THE DEED DATED AUGUST 16, 1999 FROM DONALD C. SPITZER ET AL TO SMITH FERRELL DOBSON ET UX, RECORDED IN VOL. 1017, PG. 796, DEED RECORDS OF LIMESTONE COUNTY, TEXAS (L.C.D.R.), SAID LOT 14 RECORDED IN THE OFFICIAL PLAT OF RECORD IN VOL. 2, PG. 39, PLAT RECORDS, L.C.D.R., SAID LOT 14 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3" STEEL PIPE CHAIN-LINK FENCE CORNER POST IN THE EDGE OF A STOCK POND AND THE NORTH LINE OF THE BRENDA RECKNOR SECOND TRACT OF RECORD IN VOL. 971, PG. 724, L.C.D.R. FOR THE SOUTHWEST CORNER OF SAID LOT 14, SAME BEING SOUTHEAST CORNER OF THE BRENDA RECKNOR FIRST TRACT BEING LOT 21 OF RECORD IN VOL. 971, PG. 724, L.C.D.R.;

THENCE N.14 07'25"W. WITH A CHAIN-LINK FENCE AND THE WEST LINE OF LOT 14, SAME BEING THE EAST LINE OF LOT 21 TO A 2" STEEL PIPE CHAIN-LINK ANGLE FENCE POST IN THE EAST RIGHT OF WAY LINE OF MEADOW LANE FOR AN ANGLE CORNER IN THE WEST LINE OF LOT 14, SAME BEING THE NORTHEAST CORNER OF LOT 21;

THENCE N.9 20'36"W. 112.37 FT. WITH THE EAST LINE OF SAID MEADOW LANE AND THE WEST LINE OF LOT 14 TO A 2" STEEL PIPE CHAIN-LINK ANGLE FENCE CORNER POST FOR AN ANGLE CORNER IN THE WEST LINE OF LOT 14;

THENCE N.2°20'06"E. 146.26 FT. WITH THE EAST LINE OF SAID MEADOW LANE AND THE WEST LINE OF LOT 14 TO A SET 1/2" IRON ROD IN A CHAIN-LINK FENCE FOR THE NORTHWEST CORNER OF LOT 14, SAME BEING AN "ELL" CORNER IN THE EAST LINE OF SAID MEADOW LANE, FROM WHICH CORNER A 3" STEEL PIPE FENCE CORNER POST BEARS S.58°56'45"W. 12.00 FT.;

THENCE N.58°56'45"E. 75.00 FT. WITH A CHAIN-LINK FENCE AND THE NORTH LINE OF LOT 14, SAME BEING THE EAST LINE OF SAID MEADOW LANE, TO A 3" STEEL PIPE FENCE CORNER POST IN THE WEST LINE OF WALKER STREET FOR THE NORTHEAST CORNER OF LOT 14;

THENCE S.30°00'00"E. (BASIS OF BEARING) 393.18 FT. ALONG A CHAIN-LINK FENCE AND WITH THE WEST LINE OF SAID WALKER STREET, AND THE EAST LINE OF LOT 14 TO A SET 1/2" IRON ROD IN THE EDGE OF PAVEMENT OF A CUL-DE-SAC AND THE NORTH LINE OF LOT 13 FOR AN OUTSIDE "ELL" CORNER IN THE EAST LINE OF LOT 14, SAME BEING THE SOUTHWEST CORNER OF SAID WALKER STREET; THENCE S.60°00'00"W. 5.00 FT. WITH THE NORTH LINE OF LOT 13 TO A SET 1/2" IRON ROD FOR AN INSIDE "ELL" CORNER IN THE EAST LINE OF LOT 14, SAME BEING THE NORTHWEST CORNER OF LOT 13;

THENCE S.30°00'00"E. 100.00 FT. WITH THE EAST LINE OF LOT 14 AND THE WEST LINE OF LOT 13 TO A SET 1/2" IRON ROD IN THE NORTH LINE OF THE WILLIAM L. COBB ET UX TRACT OF RECORD IN VOL. 764, PG. 107, L.C.D.R. FOR THE SOUTHEAST CORNER OF LOT 14, SAME BEING THE SOUTHWEST CORNER OF LOT 13;

THENCE S.60°00'00"W. WITH THE SOUTH LINE OF LOT 14 AND THE NORTH LINE OF SAID COBB TRACT, AT 102.92 FT. A 3" STEEL PIPE CHAIN-LINK FENCE CORNER POST, CONTINUING WITH SAID FENCE AND THE NORTH LINE OF SAID COBB TRACT AND SAID RECKNOR TRACT, IN ALL 262.68 FT., TO THE POINT OF BEGINNING, CONTAINING 2.12 ACRES, MORE OR LESS.

Filed for Record in:
Limestone County

On: Apr 10, 2018 at 01:54P

By: Delores Crabb

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.

Apr 10, 2018

Peggy Beck, County Clerk
Limestone County

