

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
3/23/2012

Grantor(s)/Mortgagor(s):
GARY WAYNE TRIMBLE AND SPOUSE, TINA F. TRIMBLE

Original Beneficiary/Mortgagee:
WELLS FARGO BANK, NATIONAL ASSOCIATION

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2012-3666

Property County:
HUNT

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

FILED
JENNIFER
19 JUN -8 PM 12:50
HUNT COUNTY

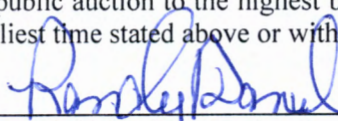
Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 9/3/2019

Earliest Time Sale Will Begin: 1:00:00 PM

Place of Sale of Property: Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.



Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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

Darla Boettcher, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Jami Hutton, Dana Kamin, Lisa Bruno, Ronda Tyler, Harriett Fletcher, Robert LaMont, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

MH File Number: TX-19-73636-POS
Loan Type: Conventional Residential

TRACT ONE:

BEING a tract or parcel of land situated in Hunt County, Texas, being part of the Shelby County School Land Survey, Abstract No. 946, being the 2.000 acres described in the deed from Herman Crowell et ux, to Gary Wayne Trimble and wife, Tina F. Trimble, recorded in Volume 641, Page 379, Official Public Records of Hunt County and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in County Road No. 2648 on the west line of said 2.000 acres, said rod also marking the northwest corner of the 2.00 acres described in the deed from Herman Crowell, et ux, to Rebecca Ann Milan, recorded in Volume 918, Page 650 of said deed Records and being N 00 deg. 00' 00" W 150.04 feet from a 1/2 inch iron rod found at the southwest corner of said 2.00 acres;

THENCE N 00 deg. 00' 00" W along said County Road and with said west line of said 2.000 acres a distance of 171.29 feet to a 1/2 inch iron rod found, for a corner;

THENCE S 88 deg. 46' 11" E a distance of 508.74 feet to a 1/2 inch iron rod found, for a corner;

THENCE S 00 deg. 00' 00" W a distance of 171.29 feet to a 1/2 inch iron rod found, for a corner;

THENCE N 88 deg. 46' 11" W a distance of 508.74 feet to return to the Place of Beginning and containing 2.000 acres of land.

TRACT TWO:

BEING a tract or parcel of land situated in Hunt County, Texas, being part of the Shelby County School Land Survey, Abstract No. 946, being part of the 71 acres described in the deed from E. Mulry, Jr., et ux to Herman Crowell, recorded in Volume 384, Page 89, Deed Records of Hunt County and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in County Road No. 2648 on the west line of said 71 acres, said rod also marking the southwest corner of Tract Two described in the deed to Horace Joe Johnson, et ux, recorded in Volume 223, Page 425, Real Property Records of said County;

THENCE N 88 deg. 46' 24" E along the south line of said Tract Two, at a distance of 28.38 feet passing a 1/2 inch iron rod set for off-set and continuing for a total distance of 1213.53 feet to a 1/2 inch iron rod set at a fence at the southeast corner of said Tract Two, for a corner, said corner also being on the east line of said 71 acres;

THENCE S 01 deg. 32' 22" W along said fence and with said east line of 71 acres a distance of 544.53 feet to a 1/2 inch iron rod found at the northeast corner of the 10.174 acres described in the deed to Sergio Guerra, et ux, recorded in Volume 404, Page 690, Real Property Records of said County, for a corner;

THENCE N 88 deg. 46' 11" W a distance of 618.12 feet to a 1/2 inch iron rod set at the southeast corner of the 2.00 acres described in the deed to Rebecca Ann Milan, recorded in Volume 918, Page 650 of said Deed Records, for a corner;

THENCE N 00 deg. 00' 00" E a distance of 150.04 feet to a 1/2 inch iron rod set at the northeast corner of said 2.00 acres, for a corner;

THENCE N 88 deg. 46' 11" W along the north line of said 2.00 acres a distance of 72.04 feet to a 1/2 inch iron rod set, for a corner;

THENCE N 00 deg. 00' 00" E a distance of 171.29 feet to a 1/2 inch iron rod set, for a corner;

THENCE N 88 deg. 46' 11" W, at a distance of 483.74 feet passing a 1/2 inch iron rod set on the east line of said County Road No. 2648 and continuing for a total distance of 508.74 feet to a 1/2 inch iron rod set in said County Road, for a corner, said corner also being on said west line of 71 acres;

THENCE N 00 deg. 00' 00" W along said County Road and with said west line a distance of 171.29 feet to return to the Place of Beginning and containing 10.353 acres of land.