

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
4/5/2005

**Grantor(s)/Mortgagor(s):**  
WESLEY D. HALEY AND WIFE, EDNA M. HALEY

**Original Beneficiary/Mortgagee:**  
CMI MORTGAGE, INC.

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

**Recorded in:**  
**Volume:** 1296  
**Page:** 632  
**Instrument No:** 5792

**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

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

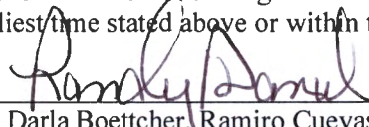
**Date of Sale:** 12/3/2019

**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**

  
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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-19-74218-POS  
**Loan Type:** FHA


BY:  DEPUTY  
19 SEP 26 11:08  
FILE FOR RECORD

EXHIBIT "A"

Being a lot, tract, or parcel of land situated in the George Pollett Survey, Abstract No. 821, and being all of Lot 16, Block 1, Countess Country, Phase One, (unrecorded), and being all of that certain 3.357 acre tract of land conveyed from David Sims et 01, Substitute Trustee to CTX Mortgage Company, by Substitute Trustee's Deed, as recorded in Volume 882, Page 571, Official Public Records, Hunt County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch Iron rod found at the Southeast corner of said 3.357 acre tract, and the Southwest corner of a 9.072 acre tract of land conveyed to Bill Asian, by deed recorded in Volume 437, Page 855, Real Property Records, Hunt County, Texas, said point lying in the North line of Lot 15;

Thence, North 88 Degrees 54 Minutes 20 Seconds West, (Reference Bearing), along the South line of said 3.357 acre tract, and the North line of said Lot 15, a distance of 550.85 feet to a 1/2 inch iron rod found at the Southwest corner of said 3.357 acre tract, and the Northwest corner of said Lot 15, said point lying in the East line of a 4.018 acre tract of land conveyed to David Carter et ux, by deed recorded in Volume 458, Page 919, Real Property Records, Hunt County, Texas, and in the centerline of a 60' wide Right of Way Easement, known as Countess Road;

Thence, North 05 Degrees 00 Minutes 30 Seconds West, along a West line of said 3.357 acre tract, the East line of said 4.018 acre tract, and the centerline of said easement, a distance of 245.04 feet to a 1/2 inch iron rod found at a Northwest corner of said 3.357 acre tract, the Northeast corner of said 4.018 acre tract, the Southeast corner of a 1.658 acre tract of land conveyed to Joan Walker, by deed recorded in Volume 1214, Page 133, Official Public Records, Hunt County, Texas, and the Southwest corner of a 1.678 acre tract of land conveyed to David Neuman, by deed recorded in Volume 389, Page 658, Real Property Records, Hunt County, Texas;

Thence, South 82 Degrees 44 Minutes 00 Seconds East, along a North line of said 3.357 acre tract, and the South line of said 1.678 acre tract, a distance of 224.96 feet to a fence post corner at an ell corner of said 3.357 acre tract, and the Southeast corner of said 1.678 acre tract;

Thence, North 09 Degrees 52 Minutes 29 Seconds East, along a West line of said 3.357 acre tract, and the East line of said 1.678 acre tract, a distance of 56.38 feet to a 1/2 inch iron rod found at a Northwest corner of said 3.357 acre tract, and the Southwest corner of a 1.582 acre tract of land conveyed to F. B. Asian, by deed recorded in Volume 275 Page 14 Real Property Records, Hunt County, Texas;

Thence, South 84 Degrees 03 Minutes 06 Seconds East, along a North line of said 3.357 acre tract and the South line of said 1.582 acre tract a distance of 391.84 feet to a 1/2 inch iron rod found at the Northeast corner of said 3.357 acre tract, and the Southeast corner of said 1.582 acre tract, said point lying in the West line of said 9.072 acre tract;

Thence South 11 Degrees 48 Minutes 35 Seconds West, along the East line of said 3.357 acre tract, and the West line of said 9.072 acre tract, a distance of 246.30 feet to the POINT OF BEGINNING and CONTAINING 146,164 square feet or 3.36 acres of land.