

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
5/4/2012

Grantor(s)/Mortgagor(s):
TRAVIS PATRICK DRANE AND ALICIA MARIE DEES, HUSBAND AND WIFE

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR HIGHLANDS RESIDENTIAL MORTGAGE, LTD., ITS SUCCESSORS AND ASSIGNS

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

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2012-5268

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: SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

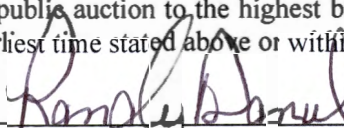
Date of Sale: 12/3/2019

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



Daria 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-18-69832-POS
Loan Type: FHA

BY:  DEPUTY
19 OCT -3 AM 10:56
FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO TX

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned Notary Public, on this day personally appeared RANDY DANIEL as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as TX DL, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 3 day of Oct., 2019.

Suzanne Rene Stowe
Notary Public
Signature

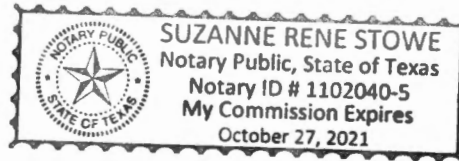


EXHIBIT A

LEGAL DESCRIPTION

All that certain lot, tract or parcel of land situated in the Shelby County School land Survey, Abstract No 946, Hunt County, Texas, and being part of that tract of land described in a Deed to Wilhe Don Cheek, et ux, as recorded in Volume 899, Page 173 of the Deed Records of Hunt County, Texas, and being more particularly described as follows

BEGINNING at a point for corner near the centerline of County Road No 2648 at the Northwest corner of said Cheek tract,

THENCE S 89 deg 15 min 00 sec E (Directional Control Line) with the North line of said Cheek tract, passing a 1/2" iron rod found for witness at a distance of 29 63 feet and continuing for a total distance of 609 64 feet to a 1/2" iron rod found for corner at a fence corner post a the Northwest corner of a tract of land described in a Deed to Bobby L Cantrell as recorded in Vol 7, Pg 249 of the R P R H C T ,

THENCE S 00 deg 27 min 37 sec W with the West line of said Cantrell tract, a distance of 199 51 feet to a 1/2" iron rod set for corner at the Northeast corner of a tract of land described in a Deed to Harland Dale King as recorded in Vol 653, Pg 179 of the R P R H C T ,

THENCE N 84 deg 38 min. 41 sec W with the North line of said King tract, a distance of 239 09 feet to a 1/2" iron rod found for corner at a fence corner post,

THENCE N 89 deg 23 min. 13 sec W with the North line of said King tract, passing a 5/8" iron rod found for witness at a distance of 342 69 feet and continuing for a total distance of 371 12 feet to a point for corner near the centerline of said road at the Northwest corner of said King tract,

THENCE N 00 deg 21 min 58 sec E along the centerline of said road, a distance of 181 20 feet to the **POINT OF BEGINNING** and containing 2 579 acres of land more or less