

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX

18 FEB 22 PM 2:12

BY: K. Coode
DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:

12/13/2013

Grantor(s)/Mortgagor(s):

DAVID WAYNE WOMBAKER AND JONNIE
ELAINE WOMBAKER, HUSBAND AND
WIFE

Original Beneficiary/Mortgagee:

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A
NOMINEE FOR WESTSTAR MORTGAGE,
INC., A CORPORATION, ITS SUCCESSORS
AND ASSIGNS

Current Beneficiary/Mortgagee:

J.G. Wentworth Home Lending, LLC.

Recorded in:

Volume: N/A

Page: N/A

Instrument No: 2013-15217

Property County:

HUNT

Mortgage Servicer:

Cenlar FSB is representing the Current
Beneficiary/Mortgagee under a servicing
agreement with the Current
Beneficiary/Mortgagee.

Mortgage Servicer's Address:

425 Phillips Blvd ,
Ewing, NJ 08618

Legal Description: SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

Date of Sale: 5/1/2018

Earliest Time Sale Will Begin:

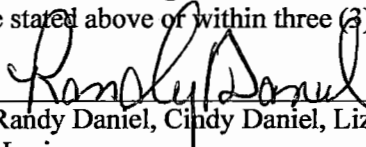
1:00 PM

Place of Sale of Property: THE COMMON AREA AT THE BASE OF THE CENTRAL STAIRWAY ON THE 2ND FLOOR INSIDE THE COURTHOUSE, OR THE BASE OF THE NORTH STEPS OUTSIDE THE COURTHOUSE, IN THE EVENT THE COURTHOUSE IS CLOSED OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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):

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.


Randy Daniel, Cindy Daniel, Liz Hach, Cheryl
Harris
or Cole D. Patton
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-17-55061-POS

Loan Type: FHA

TX-17-55061-POS **EXHIBIT "A"**

All that certain lot, tract or parcel of land situated in the James Moore Survey, Abstract No. 654, Hunt County, Texas, and being known as Lot 1, Lot 2, Lot 3 and Lot 4 of the Replat of Tracts 9 & 10 Green Meadow Estates Section B, an Addition to Hunt County, according to the Plat thereof recorded in Volume 400, Page 1049 of the Plat Records of Hunt County, Texas (hereinafter called Subject Lot 1, Subject Lot 2, Subject Lot 3 and Subject Lot 4 respectively), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the center of Green Meadow Drive at the Southeast corner of the above cited Subject Lot 1, said point also being the Northeast corner of Lot 1 of the Replat of Tracts 1, 11 & 12 Green Meadow Estates Section A, an Addition to Hunt County, according to the Plat thereof recorded in Volume 400, Page 1020 of the Plat Records of Hunt County, Texas (hereinafter called The Replat of Section A);

THENCE N. 88 deg. 22 min. 52 sec. W. with the North line of The Replat of Section A, passing a 1/2" iron rod found for witness at a distance of 29.21 feet, and continuing with the North line of The Replat of Section A, passing a 1/2" iron rod found at the Northwest corner of Lot 13 and the Northeast corner of Lot 12 at a distance of 380.96 feet, and continuing with the North line of The Replat of Section A, passing a 1/2" iron rod found for corner at the Southwest corner of the Subject Lot 1 and the above cited Subject Lot 2 at a distance of 495.83 feet, and continuing with the North line of The Replat of Section A, passing a 1/2" iron rod found (disturbed) at the Northwest corner of Lot 12 and the Northeast corner of Lot 11 at a distance of 599.87 feet, and continuing with the North line of The Replat of Section A for a total distance of 905.87 feet to a 1/2" iron rod with cap stamped "STOVALL & ASSOC." found for corner in the East line of that tract of land described in a Deed from Marcus R. Smedley, et ux, to James A. Busby as recorded in Volume 791, Page 178 of the Deed Records of Hunt County, Texas, at the Northwest corner of The Replat of Section A, said point also being the Southwest corner of the Subject Lot 2;

THENCE N. 01 deg. 27 min. 55 sec. E. with the West line of the Subject Lot 2 and the East line of said Busby tract, passing a 1/2" iron rod with cap stamped "STOVALL & ASSOC." found at the most Easterly Southeast corner of that tract of land described in a Deed from James A. Busby, et al, to The Spillman Trust as recorded in Document No. 2013-3330 of the OPR Records of Hunt County, Texas, at a distance of 137.87 feet, and continuing with the West line of the Subject Lot 2 and an East line of said Spillman Trust tract, passing a 1/2" iron rod found at the Northwest corner of the Subject Lot 2 and the Southwest corner of the above cited Subject Lot 4 at a distance of 248.09 feet, and continuing with the West line of said Subject Lot 4 and an East line of said Spillman Trust tract for a total distance of 258.45 feet to a 1/2" iron rod with cap stamped "STOVALL & ASSOC." found for corner;

THENCE N. 01 deg. 29 min. 38 sec. E. with the West line of the Subject Lot 4 and an East line of said Spillman Trust tract a distance of 238.42 feet to a nail set for corner at the Northwest corner of the Subject Lot 4, said point also being the Southwest corner of Lot 6;

EXHIBIT "A" CONTINUED

THENCE S. 88 deg. 24 min. 17 sec. E. with the North line of the Subject Lot 4 and the South line of Lot 6, passing a 1/2" iron rod found at the Northeast corner of the Subject Lot 4, the Southeast corner of Lot 6, the Southwest corner of Lot 5 and the Northwest corner of the above cited Subject Lot 3, at a distance of 411.23 feet, and continuing with the North line of the Subject Lot 3 and the South line of Lot 5, passing a 1/2" iron rod found for witness at a distance of 877.98 feet, and continuing with the North line of the Subject Lot 3 and the South line of Lot 5 for a total distance of 907.33 feet to a 1/2" iron rod found for corner in the center of Green Meadow Drive at the Northeast corner of the Subject Lot 3, said point also being the Southeast corner of Lot 5;

THENCE S. 01 deg. 38 min. 50 sec. W. along the center of Green Meadow Drive a distance of 497.25 feet to the POINT OF BEGINNING and containing 10.35 acres of land.