

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/19/2002

Grantor(s)/Mortgagor(s):
PATRICK HARNEY AND VERONICA HARNEY

Original Beneficiary/Mortgagee:
BENEFICIAL TEXAS, INC.

Current Beneficiary/Mortgagee:
U.S. Bank National Association, as indenture trustee,
for the CIM Trust 2016-2, Mortgage-Backed Notes,
Series 2016-2

Recorded in:
Volume: 888
Page: 496
Instrument No: 9499

Property County:
HUNT

Mortgage Servicer:
Select Portfolio Servicing, Inc. is representing the
Current Beneficiary/Mortgagee under a servicing
agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3217 S. Decker Lake Dr.,
Salt Lake City, UT 84119

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

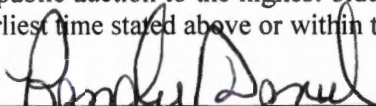
Date of Sale: 9/3/2019

Earliest Time Sale Will Begin: 1pm

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):
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
service to the sender of this notice immediately.



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

MH File Number: TX-18-55378-HE
Loan Type: Conventional Residential

LEGAL DESCRIPTION

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS, PART OF THE SURVEY PATENTED TO JOHN J. SIMPSON, ASSIGNEE OF GEORGE POLLETT, PATENT NO. 180, VOL. 3, ABSTRACT NO. 821, BEING ONE TRACT DESCRIBED BY METES AND BOUNDS OUT OF THE ORIGINAL 130.73 ACRE TRACT DESCRIBED IN

WARRANTY DEED TO JAMES H. PHILLIPS FROM VINCENT MURPHY, ET AL DATED APRIL 28, 1971, AND RECORDED IN VOL. 702, PAGE 400, OF THE DEED RECORDS OF HUNT COUNTY, TEXAS, AND BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS, TO-WIT:

BEGINNING AT A CONCRETE MONUMENT PLACED BY THE SABINE RIVER AUTHORITY ENGINEERS LIES NORTH 48 DEGREES 58 MINUTES EAST, 636.87 FEET SOUTH, 78 DEGREES 02 MINUTES EAST, 209.6 FEET AND SOUTH 23 DEGREES 18 MINUTES WEST, 688.8 FEET FROM THE ORIGINAL NORTHWEST CORNER OF SAID 130.73 ACRES OF JIM PHILLIPS;

THENCE SOUTH 69 DEGREES 48 MINUTES WEST, 382.0 FEET TO A 1/2" IRON ROD FOR CORNER IN THE EXISTING EAST LINE OF STREET;

THENCE ALONG THE EAST LINE OF SAME AS FOLLOWS: NORTH 02 DEGREES 54 MINUTES WEST, 82.1 FEET TO A 1/2" IRON ROD FOR CORNER, AND NORTH 36 DEGREES 45 MINUTES EAST, 108.6 FEET TO A 1/2" IRON ROD FOR CORNER;

THENCE NORTH 82 DEGREES 27 MINUTES EAST, ALONG A STAKED LINE, 468.8 FEET TO A 1/2" IRON ROD FOR CORNER IN THE ORIGINAL EAST LINE OF SAID PHILLIPS 130.73 ACRE TRACT, AND THE WEST LINE OF THE SABINE RIVER AUTHORITY TRACT;

THENCE SOUTH 23 DEGREES 18 MINUTES WEST ALONG THE LINE OF SAME, 272.2 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.68 ACRES OF LAND, AND BEING GENERALLY KNOWN AS TRACT NO. H OF THE NOB HILL ESTATES, AN UNRECORDED ADDITION IN HUNT COUNTY, TEXAS, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RUNNING WITH THE AFOREDESCRIBED TRACT NO. H ACROSS THE HEREINABOVE MENTIONED 130.73 ACRE TRACT.