

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
2/15/2016

Grantor(s)/Mortgagor(s):
KEVIN GLENN TILLEY AND TANDRA GALE
TILLEY, HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR EVERETT FINANCIAL, INC. D/B/A SUPREME
LENDING, ITS SUCCESSORS AND ASSIGNS

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2016-1940

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

FILE FOR RECORD
JENNIFER LINDENZWEIG
CLERK HUNT CO. TX
19 DEC 12 AM 11:31
BY: DEPUTY

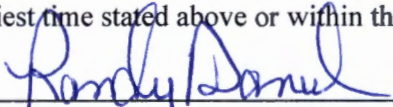
Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 1/7/2020

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-19-75521-POS
Loan Type: Conventional Residential

TX-19-75521-POS

EXHIBIT "A"

Tract 1

All that certain lot, tract or parcel of land situated in the T. Jordan Survey, Abstract No. 543, Hunt County, Texas, and being known as that tract of land described in a Deed from Bobby Lyday, et ux, to Jason Bryant, et ux, as recorded in Volume 897, Page 502 of the Official Public Records of Hunt County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the East line of County Road No. 2236 at the Northwest corner of the above cited Subject Tract, said point also being in the center of the Texas Midland Railroad (not in use);

THENCE S. 85 deg. 16 min. 32 sec. E. with the North line of said Subject Tract, passing a 3/8" iron rod found for witness at a distance of 52.25 feet, and continuing with the North line of said Subject Tract for a total distance of 279.95 feet to a 3/8" iron rod found for corner at the Northeast corner of said Subject Tract;

THENCE S. 03 deg. 47 min. 30 sec. W. with the East line of said Subject Tract a distance of 270.67 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set for corner at the Southeast corner of said Subject Tract;

THENCE N. 85 deg. 16 min. 11 sec. W. with the South line of said Subject Tract a distance of 357.25 feet to a 1/2" iron rod found for corner in the East line of County Road No. 2236 at the Southwest corner of said Subject Tract, said point also being in the center of the Texas Midland Railroad (not in use), said point also being at the beginning of a non-tangent curve to the right;

THENCE in a Northeasterly direction with the East line of County Road No. 2236, along the center of the Texas Midland Railroad (not in use) and with said non-tangent curve to the right having a central angle of 07 deg. 30 min. 54 sec., a radius of 2138.19 feet, a chord bearing of N. 19 deg. 48 min. 04 sec. E., a chord distance of 280.24 feet and an arc length of 280.45 feet to the POINT OF BEGINNING and containing 2.00 acres of land.

EXHIBIT "A" Cont.

TRACT TWO:

All that certain lot, tract or parcel of land situated in the T. Jordan Survey, Abstract No. 543, Hunt County, Texas, and being known as that tract of land described in a Deed from Bobby Lyday, et ux, to Jason Bryant, et ux, as recorded in Document No. 2014-10120 of the OPR Records of Hunt County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." found for corner at the Southeast of that tract of land described in a Deed from Bobby Lyday, et ux, to Jason Bryant, et ux, as recorded in Volume 897, Page 502 of the Official Public Records of Hunt County, Texas, said point also being the Northeast corner of the above cited Subject Tract;

THENCE S. 03 deg. 47 min. 37 sec. W. along a fence and with the East line of said Subject Tract a distance of 116.89 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." found (hereinafter called 1/2" iron rod with cap found) for corner at the Southeast corner of said Subject Tract;

THENCE N. 80 deg. 26 min. 02 sec. W. with the most Easterly South line of said Subject Tract a distance of 231.05 feet to a 1/2" iron rod with cap found for corner at a fence corner post;

THENCE N. 65 deg. 34 min. 36 sec. W. along a fence and with a Southwest line of said Subject Tract a distance of 129.12 feet to a 1/2" iron rod with cap found for corner at a fence corner post;

THENCE N. 86 deg. 48 min. 56 sec. W. along a fence and with the most Westerly South line of said Subject Tract a distance of 17.52 feet to a 1/2" iron rod with cap found for corner in the East line of County Road No. 2236, said point also being in the center of the Texas Midland Railroad (not in use), said point also being at the beginning of a non-tangent curve to the right, said point also being the Southwest corner of said Subject Tract;

THENCE in a Northeasterly direction with the East line of County Road No. 2236 along the center of the Texas Midland Railroad (not in use) and with said non-tangent curve to the right having a central angle of 01 deg. 28 min. 54 sec., a radius of 2138.19 feet, a chord bearing of N. 15 deg. 18 min. 10 sec. E., a chord distance of 55.30 feet and an arc length of 55.30 feet to a 1/2" iron rod found for corner at the Southwest corner of said Bryant tract;

THENCE S. 85 deg. 16 min. 11 sec. E. with the South line of said Bryant tract a distance of 357.25 feet to the **POINT OF BEGINNING** and containing 0.79 acres of land.