

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/29/2003

Grantor(s)/Mortgagor(s):
JAMES D. BENSON AND JENNIFER BENSON,
HUSBAND AND WIFE

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR BSM FINANCIAL, L.P. DBA BANKSOURCE
MORTGAGE, ITS SUCCESSORS AND ASSIGNS

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

Recorded in:
Volume: 1045
Page: 494
Instrument No: 12821

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.

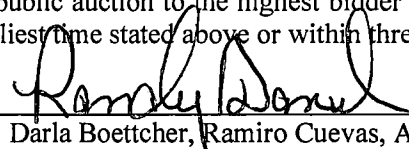
Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 4/7/2020 **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.

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX
20 FEB 20 PM 12:34
BY DEPUTY

MH File Number: TX-20-77113-POS
Loan Type: FHA

EXHIBIT A

BEING all of that certain lot, tract, or parcel of land situated in the J. S. Irvine Survey, Abstract No. 535, Hunt County, Texas, and being all of Lot 1B of Opportunity Hills Estate Subdivision as shown by plat of record in Cabinet D, Slide 344, Plat Records, Hunt County, Texas, said Subdivision being a part of a called 40.000 acre tract described as "Tract No. 2" in a Deed from Robert W. Dollgener to T. W. Morrison and wife dated March 13, 1981 as shown of record in Volume 869, Page 530, Deed Records, Hunt County, Texas, said lot, tract, or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at the 1/2 inch iron rod set for the East corner of said Lot 1B and the North corner of Lot 1A of said Subdivision and in the Northeast line of said 40.000 acre tract, a 3 inch x 5 inch steel post bears N 44° 23' W a distance of 40.90 feet, said POINT OF BEGINNING being N 44° 21' 30" W a distance of 435.34 feet from a 2 1/2 inch iron pipe (up 6.5 feet) found at the intersection of said Northeast line and the Northwest right-of-way line of Texas State Highway No. 34;

THENCE S 45° 53' 34" W along the Northwest line of said Lot 1A, a distance of 558.28 feet to the South corner of said Lot 1B and the West corner of said Lot 1A and in the centerline of Hunt County Private Road No. 2308, a 1/2 inch iron rod set for a reference marker bears N 45° 54' E a distance of 30.00 feet, a cross-tie post bears N 50° 03' E a distance of 28.5 feet;

THENCE N 44° 06' 26" W along said centerline, a distance of 307.62 feet to the West corner of said Lot 1B and the South corner of Lot 2B of said Subdivision, a 1/2 inch iron rod set for a reference marker bears N 45° 54' E a distance of 30.00 feet, a 3 inch fiberglass pipe post bears N 37° 46' E a distance of 23.3 feet;

THENCE N 45° 53' 34" E along the Southeast line of said Lot 2B, a distance of 556.93 feet to a 1/2 inch iron rod set for the North corner of said Lot 1B and the East corner of said Lot 2B and in the Northeast line of said 40.000 acre tract, a 6 inch wood post bears S 44° 10' E a distance of 0.4 feet;

THENCE S 44° 21' 29" E along the Northeast line of said 40.000 acre tract, a distance of 307.62 feet to the POINT OF BEGINNING and containing 3.938 acres of land, of which approximately 0.21 acres lie within the limits of said Private Road No. 2308.