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NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
1/30/2003

Grantor(s)/Mortgagor(s):
TERI WILLENBORG, A SINGLE PERSON

Original Beneficiary/Mortgagee:
WELLS FARGO HOME MORTGAGE, INC.

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

Recorded in:
Volume: 1203
Page: 0338
Instrument No: 00852

Property County:
HILL

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

FILED
NICOLE TANER, COUNTY CLERK
HILL COUNTY, TEXAS
2020 FEB 11 A 11:41

Legal Description: BEING THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Date of Sale: 4/7/2020

Earliest Time Sale Will Begin: 11:00:00 AM

Place of Sale of Property: Hill County Courthouse, 1 North Waco Street, Hillsboro, TX 76645 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



Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Patrick Zwiars, Shawn Schiller, Angie Uselton, Ramiro Cuevas, Aurora Campos, Kristopher Holub, Dana Kamin, Ronda Tyler, Russell Stockman, Kathy Arrington or Denise Boerner
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.

A

MH File Number: TX-20-76930-POS
Loan Type: FHA

EXHIBIT "A"

All that certain lot, tract or parcel of land out of the Rees D. Price Survey, Abst. 704, Hill County, Texas being all of that certain 1.00 acre tract of land as conveyed by Anne Cartwright Pitt and Jerome Cartwright, individually, and as Trustees under the will of C.J. Cartwright, admitted to probate on July 7, 1971 in McLennan County, Texas, and as Independent Co-Executors of the estate of Anne Risher Cartwright admitted to probate in McLennan County, Texas in November 1989 to Benny W. Janek and wife, Cheryl G. Janek by deed dated August 30, 1989, recorded in Volume 715, Page 494 of the Deed Records of Hill County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod found for a corner lying on the westerly right of way line of Farm-Market Hwy. 339, said corner bears North 30 degrees 25 minutes West, 213.04 feet from the northeast corner of that certain 1.000 acre tract of land as conveyed by C.J. Cartwright to Herbert Breedlove et ux, Rosemary Breedlove by deed recorded in Volume 629, Page 412 of the Deed Records of Hill County, Texas;

THENCE South 59 degrees 35 minutes West, 204.47 feet to a 5/8 inch iron rod found for a corner;

THENCE North 30 degrees 25 minutes West, 213.04 feet to a 5/8 inch iron rod found for a corner;

THENCE North 59 degrees 35 minutes East, 204.47 feet to a 5/8 inch iron rod found for a corner lying on the westerly right of way line of said Farm-Market Hwy. 339;

THENCE South 30 degrees 25 minutes East, 213.04 feet along said westerly right of way line to the point of beginning and containing 1.00 acre of land more or less.