

#17

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
4/10/2012

Grantor(s)/Mortgagor(s):
DARRELL L. SAVAGE AND KELI J. SAVAGE,
HUSBAND AND WIFE

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

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

Recorded in:
Volume: 1708
Page: 250
Instrument No: 00050023

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

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

Date of Sale: 5/3/2022

Earliest Time Sale Will Begin: 11am

Place of Sale of Property: EAST DOOR OF THE HILL COUNTY COURTHOUSE 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.

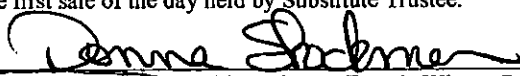
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.



Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs,
Michelle Schwartz, Janet Pinder or Kathy Arrington
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

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2022 MAR 15 AM 8:27

MH File Number: TX-19-71506-POS
Loan Type: VA

Exhibit "A"

Field notes for the survey of a certain lot, tract, or parcel of land lying and situated in the Merida Price Survey A-719 in Hill County, Texas and being a part of that certain 4.74 acre tract described in a deed from Edna Lynn Crumpton to Joe A. LaCour, Jr. et ux, Shirley Darlene LaCour recorded in Volume 706, Page 688 of the Deed Records of Hill County and a part of that certain 1 acre tract described in a deed from Dan Pustejovsky and Dorothy Gerik to Frank Beseda et ux, Anna Beseda recorded in Volume 569, Page 206 of the Deed Records of Hill County. Said land is all that certain 0.333 acre tract described in a deed from Anna Beseda to James Keith Lacour recorded in Volume 1026, Page 309 and all that certain 0.271 acre tract described in a deed from Joe A. Lacour et ux, Shirley Darlene Lacour to James Keith Lacour recorded in Volume 1026, Page 312 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the west line of F.M. 309 and in the east line of said 1 acre tract for the southeast corner of said 0.333 acre tract and for the southeast corner of this, said rod being S15°55'00"E 96.57 feet from a 1/2" iron rod found for the southeast corner of said 4.74 acre tract, for the northeast corner of said 1 acre tract, for the southeast corner of said 0.271 acre tract, and for the northeast corner of said 0.333 acre tract:

THENCE S77°00'38"W 155.94 feet to a 5/8" iron rod found in the west line of said 1 acre tract for southwest corner of said 0.333 acre tract and for the southwest corner of this;

THENCE N15°37'50"W 90.15 feet to a 1/2" iron rod found for the northwest corner of said 1 acre tract, for the northwest corner of said 0.333 acre tract, for the southwest corner of said 4.74 acre tract, and for the southwest corner of said 0.271 acre tract and N29°24'48"W 78.11 feet to a 5/8" iron rod found at a fence corner in the west line of said 4.74 acre tract for the northwest corner of said 0.271 acre tract and for the northwest corner of this;

THENCE generally along a fence, N77°00'38"E 173.74 feet to a 5/8" iron rod found in the east line of said 4.74 acre tract and in the west line of F.M. 309 for the northeast corner of said 0.271 acre tract and for the northeast corner of this;

THENCE with the west line of F.M. 309, S15°55'00"E 165.19 feet to the place of beginning, containing 0.605 acres of land.