

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
3/31/2004

Grantor(s)/Mortgagor(s):
EMZELL JONES III, A MARRIED MAN, AND
ETHEL JONES, SIGNING PRO FORMA TO
PERFECT LIEN ONLY

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR UNITED LENDING PARTNERS, L.P., ITS
SUCCESSORS AND ASSIGNS

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

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2019 OCT 15 A 11:49

Recorded in:
Volume: 1273
Page: 0794
Instrument No: 02555

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: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 1/7/2020

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 Zwiers, 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.

MH File Number: TX-19-74744-POS
Loan Type: FHA

EXHIBIT "A"

Field notes for that certain lot, tract or parcel of land being all of Lot 11 and a part of Lots 10 and 12, Block 6 of the Moore addition to the City of Hillsboro, Hill County, Texas, according to plat recorded in Volume 141, Page 320 of the Deed Records of Hill County. Said land is all that certain tract described in a trustee's deed from Stephen N. Smith to Roy K. Paxton et ux, Karen Jane Paxton recorded in Volume 1168, Page 216 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the south line of Colorado Street and in the north line of said Lot 12 for the northeast corner of that certain tract described in a deed to Kenneth W. Murphree recorded in Volume 560, Page 684 of the Deed Records of Hill County and for the northwest corner of this:

THENCE with the south line of Colorado Street, N62°30'00"E, at 7.00 feet passing the northeast corner of said Lot 12 and the northwest corner of said Lot 11, at 57.00 feet passing the northeast corner of said Lot 11 and the northwest corner of said Lot 10, in all a distance of 67.00 feet to a 1/2" iron rod set in the north line of said Lot 10 for the northwest corner of that certain tract described in a deed to Curtis Grayson recorded in Volume 790, Page 158 of the Official Public Records of Hill County and for the northeast corner of this;

THENCE S27°38'20"E 150.04 feet to a 1/2" iron rod found at a chain link fence corner in the south line of said Lot 10 and in the north line of a 20 foot alley for the southwest corner of said Grayson tract and for the southeast corner of this;

THENCE with the north line of said alley and generally along a chain link fence, S62°16'23"W 66.80 feet to a 1/2" iron rod found at a chain link fence corner in the south line of said Lot 12 for the southeast corner of said Murphree tract and for the southwest corner of this;

THENCE generally along a chain link fence and with the extension thereof, N27°42'57"W 150.30 feet to the place of beginning, containing 0.230 acres of land.