

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
5/19/2010

Grantor(s)/Mortgagor(s):
LARRY SHELBY, A SINGLE PERSON
*FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS*

Original Beneficiary/Mortgagee:
WELLS FARGO BANK, NATIONAL ASSOCIATION

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

2019 DEC 30 A 9:20

Recorded in:
Volume: 1644
Page: 224
Instrument No: 00036731

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

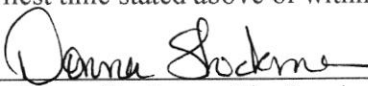
Legal Description: BEING THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Date of Sale: 3/3/2020 **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.

EXHIBIT "A"

Legal description of the land:

BEING SITUATED IN THE ARTHUR RENSHAW SURVEY, ABSTRACT NO. 779, HILL COUNTY, TEXAS, BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 59.881 ACRES IN THE DEED FROM WILLIAM THOMAS CROUCH, JR. ET AL TO CHRIS HARRIS, TRUSTEE DATED MARCH 12, 1997, RECORDED IN VOLUME 926, PAGE 284, OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS AND ALSO KNOWN AS LOT 19 OF THE UNRECORDED PRELIMINARY PLAT OF HEATHER HEIGHTS SUBDIVISION AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF SPURGEON STREET, SAID IRON ROD BEING THE NORTHWEST CORNER OF LOT 5 OF SAID HEATHER HEIGHTS SUBDIVISION, PHASE ONE;

THENCE SOUTH 30 DEGREES 20 MINUTES 17 SECONDS EAST, WITH THE WESTERLY LINE OF LOTS 5, 4, AND 3 OF SAID ADDITION 325.15 FEET TO A 1/2" IRON ROD FOUND AT THE MOST WESTERLY SOUTHWEST CORNER OF LOT 3 OF SAID ADDITION AND BEING IN THE NORTH RIGHT OF WAY LINE OF DON LANE;

THENCE SOUTH 59 DEGREES 40 MINUTES 40 SECONDS WEST, WITH THE NORTH LINE OF SAID DON LANE AND THE SOUTH LINE OF BLOCK 1 OF SAID HEATHER HEIGHTS SUBDIVISION, 200.04 FEET TO A 1/2" IRON ROD FOUND AT THE MOST EASTERLY CORNER OF SAID LOT 19 AND BEING THE POINT OF BEGINNING;

THENCE SOUTH 59 DEGREES 44 MINUTES 41 SECONDS WEST, CONTINUING WITH THE NORTH LINE OF SAID DON LANE, A DISTANCE OF 99.86 FEET TO A 1/2" IRON ROD FOUND AT THE MOST SOUTHERLY CORNER OF SAID LOT 19;

THENCE NORTH 30 DEGREES 26 MINUTES 30 SECONDS WEST WITH THE COMMON LINE OF LOTS 19 AND 18 A DISTANCE OF 161.94 FEET TO A 1/2" IRON ROD SET FOR CORNER AT A FENCE POST AT THE MOST EASTERLY CORNER OF SAID LOT 19;

THENCE NORTH 59 DEGREES 32 MINUTES 28 SECONDS EAST WITH THE NORTH LINE OF SAID LOT 19, A DISTANCE OF 100.3 FEET TO A 1/2" IRON ROD FOUND AT THE MOST NORTHERLY CORNER OF SAID LOT 19;

THENCE SOUTH 30 DEGREES 17 MINUTES 29 SECONDS EAST WITH THE COMMON LINE OF LOTS 19 AND 20 OF SAID BLOCK 1 OF SAID HEATHER HEIGHTS SUBDIVISION, A DISTANCE OF 162.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.37 ACRE OF LAND, MORE OR LESS.