

#2

NOTICE OF SUBSTITUTE TRUSTEE SALE

FILED

2022 MAY 17 AM 10:29

Deed of Trust Date:
5/30/2013

Grantor(s)/Mortgagor(s):
LESA GRUMBLES AND JIMMY BRIGHTWELL WIFE
AND HUSBAND

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR ENVOY
MORTGAGE, LTD., ITS SUCCESSORS AND ASSIGNS

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

SYLLIS E. LOVELL
2ND DIST CLERK
CONCHO COUNTY TEXAS
DEPUTY
Jarie

Recorded in:
Volume: 0259
Page: 445
Instrument No: 034922

Property County:
CONCHO

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 EXHIBIT A

Date of Sale: 7/5/2022

Earliest Time Sale Will Begin: 10:00:00 AM

Place of Sale of Property: Concho County Courthouse, 152 N. Roberts, Paint Rock, TX 76866 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.

~~Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Kevin Key, Jay Jacobs, Kristopher Holub, Patrick Zwiars, Amy Ortiz, Auction.com, Kevin Key or Jay Jacobs 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~~

MH File Number: TX-19-70763-POS
Loan Type: Farm Loan

TX-19-70763-POS

EXHIBIT A

Being the South 60.00 feet of Lot No. 2, Block No. 1, Coggin and Stone Addition, to the City of Eden, Concho County, Texas according to the map or plat of said Addition of record in the Office of the County Clerk of Concho County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a nail set for the Southeast corner of this tract, said Lot No. 2 and being in the West line of Concho Street;

Thence with the South line of this tract and said Lot No. 2, West 235.00 feet to a ½" iron rod with cap set for the Southwest corner of this tract and said Lot No. 2;

Thence with the West line of this tract and said Lot No. 2, North 60.00 feet to a ½" iron rod with cap set for the Northwest corner of this tract;

Thence with the North line of this tract and across said Lot No. 2, East 235.00 to a 1" iron pipe found for the Northeast corner of this tract in the East line of said Lot No. 2 and West line of said Concho Street from which a ½" iron rod found for the Northeast corner of said Lot No. 2 bears North 58.3 feet;

Thence with the East line of this tract, said Lot No. 2 and the West line of said Concho Street, South 60.00 feet to the place of beginning.