

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
5/10/2016

**Grantor(s)/Mortgagor(s):**  
LEVI CONAWAY AND AMANDA CONAWAY,  
HUSBAND AND WIFE

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE  
FOR MORTGAGE LENDERS OF AMERICA, LLC,  
ITS SUCCESSORS AND ASSIGNS

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

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2016001791

**Property County:**  
CASS

**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

AMY L. VARNELL  
CASS COUNTY CLERK

2019 JUN 27 AM 10: 54

FILED FOR RECORD

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

**Date of Sale:** 8/6/2019

**Earliest Time Sale Will Begin:** 10am

**Place of Sale of Property:** THE NORTH ENTRANCE OF THE NORTH BUILDING OF THE CASS  
COUNTY LAW ENFORCEMENT AND JUSTICE CENTER FACILITY LOCATED AT 604  
HIGHWAY 8 NORTH, LINDEN, TX 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.

*Pat Walker*

*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.

Pat Walker or Sue Spasic  
or Thuy Frazier  
or Cindy Mendoza  
or Deanna Segovia, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-19-73065-POS  
**Loan Type:** VA

**TX-19-73065-POS**

**EXHIBIT "A"**

**ALL THAT CERTAIN 1.43 ACRE TRACT OF LAND, BEING ALL OF LOT 11, GREEN HILL SUBDIVISION, R.M. ALLEN SURVEY A-26, CASS COUNTY, TEXAS, BEING A TRACT RECORDED IN VOL. 712, PAGE 809, DEED RECORDS, CASS COUNTY, TEXAS AND SHOWN ON PLAT RECORDED IN CABINET A, SLIDE 482, CASS COUNTY PLAT RECORDS, SAID 1.43 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: A-482)**

**BEGINNING AT A 5/8" IRON ROD FOUND IN THE NORTH RIGHT OF WAY OF CASS COUNTY ROAD NO. 4115 FOR THE SOUTHEAST CORNER OF LOT 11 AND THIS TRACT, SOUTHWEST CORNER OF LOT 10;**

**THENCE N 89° 59' 00" W, (BEARING BASIS) 137.34 FEET (CALLED 135.00 FEET) WITH THE SOUTH LINE OF LOT 11, NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 4115 TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT AND LOT 11, SOUTHEAST CORNER OF LOT 12;**

**THENCE N 02° 59' 39" E, 334.11 FEET WITH COMMON BOUNDARY OF LOTS 11 AND 12 TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT AND LOT 11, NORTHEAST CORNER OF LOT 12, A FENCE CORNER POST BEARS S 16° 59' W, 1.7 FEET;**

**THENCE S 89° 57' 06" E, 236.52 FEET WITH THE NORTH LINE OF LOT 11 TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT AND LOT 11, NORTHWEST CORNER OF LOT 10;**

**THENCE S 18° 49' 18" W, 352.48 FEET WITH COMMON BOUNDARY OF LOTS 11 AND 10 TO THE POINT OF BEGINNING, CONTAINING 1.43 ACRES OF LAND, MORE OR LESS.**