

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
10/10/2014

Grantor(s)/Mortgagor(s):
DAVID MICHAEL BOLT AND WIFE, JESSICA
HEATHER BOLT

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR
GUARANTY BANK & TRUST, N.A., ITS SUCCESSORS
AND ASSIGNS

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

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2014005439

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

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

Date of Sale: 12/6/2022

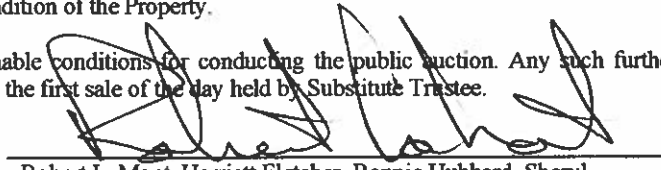
Earliest Time Sale Will Begin: 10:00:00 AM

Place of Sale of Property: 100 Houston St., Linden, Cass, TX, 75563 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.

Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Auction.com, Sheryl LaMont or Allan Johnston Posted November 10, 2022
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

CASS COUNTY CLERK
MYL BARNELL
2022 NOV 10 PM 12:41
FILED FOR RECORD

MH File Number: TX-19-71362-POS
Loan Type: Conventional Residential

EXHIBIT "A"

ALL THAT CERTAIN 1.420 ACRE TRACT OF LAND AND A 30' ACCESS EASEMENT IN THE JAS. B. PATTERSON SURVEY A-835 IN CASS COUNTY, TX. BEING A PART OF THAT 16.286 ACRE TRACT OF LAND DESCRIBED IN A DEED OF TRUST TO T.J. BOLT ET UX RECORDED IN FILE 2013003760 OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS SAID 1.420 ACRE TRACT OF LAND AND EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT 5/8" IRON ROD FOUND IN THE SOUTH LINE OF SAID PATTERSON SURVEY, THE NORTH LINE OF THE BRADFORD C. FOWLER SURVEY A-377 ON THE NORTH EDGE OF CO. RD. #4809, FOR THE SOUTHEAST CORNER OF A 2.889 ACRE TRACT OF LAND CONVEYED TO RICHARD S. BOWLIN ET UX BY WARRANTY DEED RECORDED IN VOL. 1153, PAGE 878 THE SOUTHWEST CORNER OF SAID BOLT TRACT OF SAID HEREINAFTER DESCRIBED EASEMENT AND OF THIS DESCRIBED TRACT;

THENCE: N 34°33'54"E (BEARING BASIS GPS DATA) AT 19.87' PASS A 1/2" REBAR W/CAP FOUND AT A CROSS-TIE FENCE CORNER POST FOR REFERENCE CONTINUING ALONG THIS SAME COURSE A TOTAL DISTANCE OF 298.78' ALONG A LINE AND FENCE TO A 1/2" REBAR SET FOR THE NORTHWEST CORNER OF SAID EASEMENT AND OF THIS DESCRIBED TRACT FROM WHICH A SUCKER ROD FOUND FOR THE NORTHEAST CORNER OF SAID BOWLIN TRACT BEARS N 34° 33' 54" E, 88.12';

THENCE: N 89° 44' 43" E, 166.85' ALONG A NEW LINE TO A 1/2" REBAR SET FOR THE NORTHEAST CORNER OF THIS DESCRIBED TRACT;

THENCE: S 00°15'17"E, AT 227.28' PASS A 1/2" REBAR SET FOR REFERENCE CONTINUING ALONG THIS SAME COURSE A TOTAL DISTANCE OF 245.28' ALONG A NEW LINE TO A 1/2" REBAR SET ON THE NORTH EDGE OF SAID ROAD FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT;

THENCE S 89°44'43" W, 337.45' ALONG A LINE TO THE POINT OF BEGINNING CONTAINING 1.420 ACRES OF LAND MORE OR LESS.

ALSO THE FOLLOWING DESCRIBED 30' ACCESS EASEMENT, BEING A STRIP OF LAND 30' SOUTHEAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A 5/8" IRON ROD FOUND ON THE NORTH EDGE OF CO RD. #4809, FOR THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED 1.420 ACRE TRACT AND OF THIS DESCRIBED EASEMENT;

THENCE: N 34°33'54"E, AT 19.87' PASS A 1/2" REBAR W/CAP FOUND FOR REFERENCE, CONTINUING ALONG THIS SAME COURSE A TOTAL DISTANCE

OF 298.78' ALONG A LINE AND A FENCE TO A 1/2" REBAR SET FOR THE NORTHWEST CORNER OF SAID 1.420 ACRE TRACT AND THIS DESCRIBED EASEMENT.