

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
1/9/2014

Grantor(s)/Mortgagor(s):
WILLIAM GUY TAYLOR JOINED BY HIS WIFE
ALLIENE TAYLOR SIGNED PRO FORMA TO
PERFECT LIEN ONLY

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

Current Beneficiary/Mortgagee:
PrimeLending, A PlainsCapital Company

Recorded in:
Volume: 1674
Page: 894
Instrument No: 14-00131

Property County:
FAYETTE

Mortgage Servicer:
Cenlar FSB is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
425 Phillips Blvd,
Ewing, NJ 08618

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

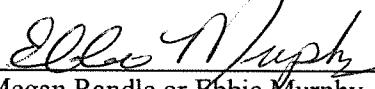
Date of Sale: 4/7/2020

Earliest Time Sale Will Begin: 10am

Place of Sale of Property: IN THE AREA OF THE COURTHOUSE BULLETIN BOARD WHICH IS LOCATED ON AND IN THE STONE WALL ENCLOSURE LOCATED ON THE NORHWEST PORTION OF THE FAYETTE COUNTY COURTHOUSE SQUARE FACING WEST COLORADO STREET NEAR IT'S INTERSECTION WITH NORTH MAIN STREET 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.

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.**



Megan Randle or Ebbie Murphy
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

EXHIBIT "A"

FIELD NOTE DESCRIPTION OF 0.702 ACRES OF LAND OUT OF THE JOHN H. MOORE 1/2 LEAGUE, ABSTRACT NO. 71, IN FAYETTE COUNTY, TEXAS, AND BEING THAT SAME (0.70 ACRE) TRACT OF LAND CONVEYED TO JOHN GONZALES IN A DEED AS RECORDED IN VOLUME 1474 PAGE 760 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a $\frac{1}{2}$ " iron rod found at the base of a fence corner post found at the most southeasterly corner of that certain (0.70 acre) tract of land conveyed to John Gonzales in a deed as recorded in Volume 1474 Page 760 of the Official Records of Fayette County, Texas, and being at the most southwesterly corner of that certain (1.13 acre) tract of land conveyed to Betty Oates in a deed as recorded in Volume 865 Page 201 of the Deed Records of Fayette County, Texas, and also being in the northerly line of that certain (26.98 acre) tract of land conveyed to Estella Becker in a deed as recorded in Volume 427 Page 252 of the Deed Records of Fayette County, Texas, and being for the most southeasterly corner of the tract herein described,

THENCE, with the common line between the Gonzales tract and the Becker tract N 87 deg. 04' 00" W 162.19 feet to a 2" pipe chain link fence corner post, being for the most southeasterly corner of that certain (0.680 acre) tract of land conveyed to James E. Watson and Andrea M. Watson in a deed as recorded in Volume 527 Page 960 of the Deed Records of Fayette County, Texas, and being for the most southwesterly corner of this tract, and from which a $\frac{5}{8}$ " iron rod found at the most northwesterly corner of the Becker tract, and being at an angle in the southerly line of the Watson tract bears N 37 deg. 04' 00" W 100.79 feet,

THENCE, with the common line between the Gonzales tract and the Watson tract, N 09 deg. 00' 38" E 158.03 feet to a point on the top of an electric transformer pad in the southerly right-of-way line of Cedar Circle, being for the most westerly northwest corner of this tract,

THENCE, with the southerly right-of-way line of Cedar Circle, along a curve to the left, having a radius of 50.00 feet, and a chord which bears N 51 deg. 33' 02" E 73.15 feet to a $\frac{1}{2}$ " iron rod found at the most southerly southwest corner of that certain (0.632 acre) tract of land conveyed to Ira Odie Lee Oates and Elizabeth Catherine Oates in a deed as recorded in Volume 519 Page 28 of the Deed Records of Fayette County, Texas, and being for the most northerly northwest corner of this tract,

THENCE, leaving the southerly right-of-way of Cedar Circle, and with the common line between the Gonzales tract and the Oates (0.632 acre) tract, S 84 deg. 57' 55" E 107.06 feet to a $\frac{1}{2}$ " iron rod found in the westerly line of the Oates (1.13 acre) tract, being for the most northeasterly corner of this tract,

THENCE, with the common line between the Gonzales tract and the Oates (1.13 acre) tract, S 07 deg. 35' 48" W 282.24 feet to the PLACE OF BEGINNING, in all containing 0.702 acres of land.

FILED
11:21 AM
FEB 20 2020

Brenda Fietsam
BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS