

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
12/19/2002

Grantor(s)/Mortgagor(s):
EARNESTINE MACKENZIE JOHNSON, A SINGLE WOMAN

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

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

Recorded in:
Volume: 1200
Page: 852
Instrument No: 03-0306

Property County:
FAYETTE

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 OUT OF AND A PART OF THAT CERTAIN TWO (2) ACRE TRACT AND BEING PART OF THE JOHN EBIN LEAGUE IN FAYETTE COUNTY, TEXAS, BEING CONVEYED TO LEON TRUESDALE IN DEED DATED JANUARY 18, 1951, AND RECORDED IN COUNTY CLERK'S RECORDS VOL. 249, PAGE 357, FAYETTE COUNTY, TEXAS. BEGINNING IN THE SW CORNER OF ABOVE MENTIONED TRACT FOR THE POINT OF BEGINNING; THENCE NORTHHERLY 400 FEET, STAKE FOR CORNER; THENCE EASTERLY TO THE EAST BOUNDARY LINE OF SAID 2 ACRE TRACT; THENCE SOUTHERLY 400 FEET TO THE SE CORNER OF SAID 2 ACRE TRACT; THENCE, WESTERLY ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT TO PLACE OF BEGINNING.

Date of Sale: 1/3/2023

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

Place of Sale of Property: 151 N Washington St., La Grange, Fayette, TX, 78945 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

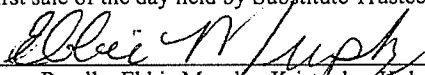
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.


Megan Randle, Ebbie Murphy, Kristopher Holub, Dylan Ruiz, Auction.com, 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

FILED
1:15PM KB
NOV 04 2022


BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS

MH File Number: TX-22-92414-POS
Loan Type: FHA