

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
4/23/2009

**Grantor(s)/Mortgagor(s):**  
EDGAR LEON WILSON, AND RACHAEL  
LANGION WILSON; HUSBAND AND WIFE  
**Current Beneficiary/Mortgagee:**  
Lakeview Loan Servicing, LLC

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

**Recorded in:**  
**Volume:** 1054  
**Page:** 243  
**Instrument No:** 1282

**Property County:**  
YOUNG

**Mortgage Servicer:**  
M&T Bank is representing the Current  
Beneficiary/Mortgagee under a servicing agreement  
with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1 Fountain Plaza, Buffalo, NY 14203

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

**Date of Sale:** 9/5/2017

**Earliest Time Sale Will Begin:** 1PM

**Place of Sale of Property:** Young County Courthouse, 516 Fourth Street, Graham, TX 76450 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 a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard 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.



Brenda Wiggs, Denise Boerner, Donna Stockman,  
David Stockman, Guy Wiggs, Tim Lewis, Lori  
McCarty, Terry Browder, Laura Browder, Marsha  
Monroe, Jonathan Schendel, Ramiro Cuevas,  
Frederick Britton, Doug Woodard, Kristie Alvarez,  
Michelle Schwartz  
or Cole D. Patton  
or Denny Tedrow  
MCCARTHY & HOLTHUS, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

**FILED FOR RECORD**

**JUL 06 2017**

**MH File Number:** TX-17-33492-POS  
**Loan Type:** FHA

**KAY HARDIN, COUNTY CLERK  
YOUNG COUNTY, TEXAS**

EXHIBIT "A"

**SURFACE ESTATE ONLY IN AND TO 2.14-ACRE TRACT OUT OF THE J. POITEVENT SURVEY, ABSTRACT NO. 228, YOUNG COUNTY; TEXAS BEING THAT CERTAIN TRACT DEEDED TO ROY & GAIL STULL FROM GRAHAM SAVING & LOAN IN MARCH, 1989, AS RECORDED IN VOLUME 732, PAGE 637, YOUNG COUNTY DEED RECORDS, AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING AT A POINT ON THE CENTERLINE OF MCENTIRE ROAD, A COUNTY ROAD, SAID POINT BEING THE NORTHEAST CORNER OF SAID POITEVENT SURVEY AND THE NORTHEAST CORNER OF SAID STULL TRACT FOR THE NORTHEAST CORNER AND PLACE OF BEGINNING OF THIS TRACT;**

**THENCE SOUTH 00°28'00" WEST 48.60 FEET ALONG THE CENTERLINE OF SAID MCENTIRE ROAD AND THE EAST LINE OF SAID STULL TRACT TO A POINT BEING THE POINT OF INTERSECTION OF (A CENTERLINE OF SAID MCENTIRE ROAD WITH THE CENTERLINE OF ROCKY MOUND ROAD A COUNTY ROAD, BEING THE SOUTHEAST CORNER OF SAID STULL TRACT FOR THE SOUTHEAST CORNER OF THIS TRACT;**

**THENCE LEAVING THE CENTERLINE OF SAID MCENTIRE ROAD, SOUTH 59°56'00" WEST 567.75, FEET ALONG THE CENTERLINE OF SAID ROCKY MOUND ROAD AND THE SOUTH LINE OF SAID STULL TRACT TO A POINT BEING THE SOUTHWEST CORNER AT SAID STULL TRACT FOR THE SOUTHWEST CORNER OF THIS TRACT;**

**THENCE LEAVING THE CENTERLINE OF SAID ROCKY MOUND ROAD, NORTH 01°11'31" EAST 336.25 FEET ALONG THE WEST LINE OF SAID STULL TRACT TO A POINT ON THE NORTH LINE OF SAID POITEVENT SURVEY BEING THE NORTHWEST CORNER OF SAID STULL TRACT FOR THE NORTHWEST CORNER OF THIS TRACT;**

**THENCE SOUTH 89°30'00" EAST 484.74 FEET ALONG THE NORTH LINE OF SAID POITEVENT SURVEY AND SAID STULL TRACT TO THE PLACE OF BEGINNING AND CONTAINING 2.14 ACRES, MORE OR LESS.**