

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:

4/7/2004

Grantor(s)/Mortgagor(s):

EVERETT WATERS AND WIFE, KELLY WATERS

Original Beneficiary/Mortgagee:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR CMI DBA CURTIS MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:

Wells Fargo Bank, NA

Recorded in:

Volume: 1458

Page: 75

Instrument No: 00014547

Property County:

LAMAR

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: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

Date of Sale: 6/5/2018


Earliest Time Sale Will Begin: 1PM

Place of Sale of Property: Lamar County Courthouse, 119 North Main, Paris, TX 75460 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):

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.


Robert LaMont, Harriett Fletcher, Sheryl LaMont, David Sims, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Shannah Walker, Al Davis, Kevin McCarthy, Murphy Howle, Beatrice Carrillo, Aurora Campos, Jonathan Harrison, Ramiro Cuevas, Jon Murphy Howle, Sue Spasic, Zoran W. Spasic or Cole D. Patton or Deanna Segovia, Substitute Trustee MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-18-66012-POS
Loan Type: FHA

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 2nd DAY OF March, 2018.

LEGAL DESCRIPTION

Being a lot, tract, or parcel of land situated in the Jefferson Hamer Survey, Abstract No. 407, and being all of that certain called 2.621 acre tract of land conveyed from Almeda Sue LaRue to James LaRue, by Special Warranty Deed, as recorded in Volume 878, Page 285, Real Property Records, Lamar County, Texas, and all of that certain called tract of land conveyed from Glen Hancock et ux to James LaRue, by Warranty Deed, as recorded in Volume 639, Page 741, Deed Records, Lamar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set with a yellow plastic cap stamped (DCA INC) at the Northeast corner of said 2.621 acre tract, and the Northwest corner of a called 0.60 acre tract conveyed to Richard Arns, by Warranty Deed, as recorded in Volume 649, Page 144, Deed Records, Lamar County, Texas, said point being in the South line of County Road No. 44240;

THENCE, South 00 Degrees 20 Minutes 50 Seconds West, with the East line of said 2.621 acre tract, and the West line of said 0.60 acre tract, (649/144), a distance of 212.63 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped (DCA INC) at the Southwest corner of said 0.60 acre tract, (649/144), and the Northwest corner of said 0.60 acre tract, (639/741);

THENCE, North 89 Degrees 57 Minutes 03 Seconds East, with the South line of said 0.60 acre tract, (649/144), and the North line of said 0.60 acre tract, (639/741), a distance of 124.53 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped (DCA INC) at the Southeast corner of said 0.60 acre tract, (649/144), and the Northeast corner of said 0.60 acre tract, (639/741), said point being in the West line of a called 1.85 acre tract conveyed to James Page, by Warranty Deed, as recorded in Volume 1349, Page 318, Real Property Records, Lamar County, Texas;

THENCE, South 00 Degrees 02 Minutes 57 Seconds East, (Reference Bearing), with the East line of said 0.60 acre tract, (639/741), and the West line of said 1.85 acre tract, a distance of 180.00 feet to a 5/8 inch iron rod found with a yellow plastic cap stamped (DCA INC) at the Southeast corner of said 0.60 acre tract, (639/741), and the Southwest corner of said 1.85 acre tract, said point being in the North line of Farm To Market No. 2648, (Variable Width R.O.W.);

THENCE, South 85 Degrees 30 Minutes 58 Seconds West, with the South line of said 0.60 acre tract, (639/741), and the North line of said Farm To Market No. 2648, and passing the Southwest corner of said 0.60 acre tract, (639/741), and the Southeast corner of said 2.621 acre tract, and continuing for a total distance of, 352.38 feet to a 3/8 inch iron rod found at the Southwest corner of said 2.621 acre tract, and the Southeast corner of a tract of land conveyed to Blanchie Culpepper, by Warranty Deed, as recorded in Volume 671, Page 683, Deed Records, Lamar County, Texas;

THENCE, North 08 Degrees 41 Minutes 04 Seconds West, with the West line of said 2.621 acre tract, and the East line of said Culpepper tract, a distance of 292.56 feet to a 3/8 inch iron rod found at an angle point in the West line of said 2.621 acre tract, the Northeast corner of said Culpepper tract, and the Southeast corner of a called 0.85 acre tract conveyed to Philip Nance et ux, by Warranty Deed, as recorded in Volume 875, Page 219, Real Property Records, Lamar County, Texas;

THENCE, North 00 Degrees 20 Minutes 23 Seconds East, with the West line of said 2.621 acre tract, and the East line of said 0.85 acre tract, a distance of 250.83 feet to a 3/8 inch iron rod found at the Northwest corner of said 2.621 acre tract, and the Northeast corner of said 0.85 acre tract, said point being in the South line of said County Road No. 44240;

THENCE, South 89 Degrees 38 Minutes 55 Seconds East, with the North line of said 2.621 acre tract, and the South line of said County Road No. 44240, a distance of 239.99 feet to the POINT OF BEGINNING and CONTAINING 140,310 square feet or 3.22 acres of land.

I, Joshua Huber RPLS 5706, do hereby certify to: Kelly Waters, as client; Curtis Mortgage, as lender; and Young Title: That the Plat of Survey shown hereon is a correct and accurate representation of the property lines and dimensions are as indicated; the location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.