

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
1/30/2009

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

Recorded in:
Volume: 684
Page: 880
Instrument No: 2009-20090319

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement
with the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
JEFF LEE KENLY AND WIFE, LORENDA DAWN
KENLY

Current Beneficiary/Mortgagee:
Wells Fargo Bank, NA

Property County:
SCURRY

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

2018 OCT 25 PM 12: 28
FILED
MELODY APPELTON
COUNTY CLERK SCURRY CO. TX
BY _____ DEPUTY

Legal Description: DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

Date of Sale: 1/2/2019

Earliest Time Sale Will Begin: 1PM

Place of Sale of Property: Scurry County Courthouse, 1806 25th Street, Snyder, TX 79549 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

Terry Browder, Laura Browder, Marsha Monroe,
Jonathan Schendel, Ramiro Cuevas, Frederick Britton,
Douglas Woodard, Kristie Alvarez
or E. "Ursula" B. Willie
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

MH File Number: TX-18-69053-POS
Loan Type: FHA

EXHIBIT "A"

PROPERTY DESCRIPTION:

Tract 1: Being an area of 1.443 acres of land out of a part of Section No. 209, Abstract No. 2081, in Block No. 97, of the H&TC Ry. Co. Survey, Scurry County, Texas, and said 1.443 acre tract being that same called 1.444 acre tract described and recorded in Volume 151, Page 337, Deed Records of said Scurry County, Texas and said 1.443 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron pipe with cap set in the south right-of-way line of Highway No. 180 for the northeast corner of this tract and being East 2640 feet and South 60 feet (As Per Deed) from the Northwest corner of said Section No. 209, (the NW corner of said Section 209 is in the center of Highway No. 180 and center of a County Road);
THENCE with the east line of this tract, South 766.00 feet to a ½" iron rod with cap set for the southeast corner of this tract;
THENCE West 51.00 feet to a ½" iron rod with cap set for the south southwest corner of this tract;
THENCE No. 00°40'00" W. 242.00 feet to a ½" iron rod with cap set for an angle corner;
THENCE N. 25°37'04" W. 106.82 feet (Call N. 25°40'00" W. 106.00 feet) to a ½" iron rod with cap set for the west southwest corner of this tract;
THENCE North 427.70 feet to the northwest corner of this tract;
THENCE East with the south line of said Highway No. 180, 100.00 feet to the place of beginning and containing an area of 1.443 acres of land.

Tract 2: Being an area of 1.413 acre of land out of a part of Section No. 209, Abstract No. 2081, in Block No. 97, of the H&TC Ry. Co. Survey, Scurry County, Texas, and said 1.413 acre tract being that same called 1.41 acre tract described and recorded in Volume 292, Page 299, Deed Records of Scurry County, Texas and said 1.413 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap set in the south right-of-way line of Highway No. 180, for the northwest corner of this tract from which the northwest corner of Section No. 209 bears West 2296.34 feet and North 60 feet (As Per Deed);
THENCE East along the south line of said Highway No. 180, 243.66 feet to the northeast corner of this tract;
THENCE South 427.70 feet to a ½" iron rod with cap set for the south corner of this tract;
THENCE N. 31°51'00" W. 171.44 feet to a ½" iron rod with cap set for an angle corner;
THENCE N. 43°07'30" W. 193.33 feet to a ½" iron rod with cap set for an angle corner;
THENCE N. 08°29'10" W. 142.53 feet to the place of beginning and containing an area of 1.413 acre of land.

SAVE AND EXCEPT all oil, gas and other minerals in, on and under the above-described property; same having been previously reserved.

SUBJECT TO any and all valid and subsisting covenants, restrictions, reservations, easements and rights-of-way properly found of record.