

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/16/2013

Grantor(s)/Mortgagor(s):
JASON GRANT AND EMILY GRANT,
HUSBAND AND WIFE A/K/A JASON C. GRANT
A/K/A EMILY A. GRANT

Original Beneficiary/Mortgagee:
WELLS FARGO BANK, N.A.

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

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2013-006274

Property County:
VAN ZANDT

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 ATTACHED EXHIBIT "A"

Date of Sale: 5/7/2019

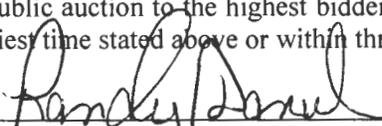
Earliest Time Sale Will Begin: 10am

FILED FOR RECORD
2019 APR -4 AM 11:32
SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP.

Place of Sale of Property: THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE 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.



Randy Daniel or Cindy Daniel or Jim OBryant
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-19-71179-POS
Loan Type: VA

TX-19-71179-POS

EXHIBIT "A"

BEING 11.815 ACRES OF LAND SITUATED IN THE L. T. DOOLEY SURVEY, A-215, VAN ZANDT COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 11.8423 ACRES OF LAND DESCRIBED IN A DEED TO BILL FAULKNER AND WIFE, NANCY FAULKNER, RECORDED IN VOLUME 1365, PAGE 287, REAL RECORDS OF VAN ZANDT COUNTY, TEXAS. SAID 11.815 ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT AND AT THE NORTHWEST CORNER OF A CALLED 4.2 ACRE TRACT DESCRIBED IN A DEED TO THOMAS J. PORTERFIELD IN VOLUME 1364, PAGE 768, REAL RECORDS OF VAN ZANDT COUNTY, TEXAS, SAID PLACE OF BEGINNING BEING IN THE EAST LINE OF A CALLED 64 ACRE TRACT DESCRIBED IN A DEED TO JACKIE M. JONES IN VOLUME 518, PAGE 67, DEED RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING 7.8 FEET EAST OF AN OCCUPIED FENCE CORNER;

THENCE N 0° 36' 00" E 360.00 FEET ALONG THE EAST LINE OF THE SAID CALLED 64 ACRES TO A POINT FOR CORNER FROM WHICH A 1/2" IRON ROD SET FOR REFERENCE BEARS S 81° 02' 30" E 9.69 FEET, SAID POINT BEING AT THE SOUTHWEST CORNER OF A CALLED 35.00 ACRES DESCRIBED IN A DEED TO HENRY C. EDWARDS IN VOLUME 861, PAGE 36, DEED RECORDS OF VAN ZANDT COUNTY, TEXAS AND BEING 12.2 FEET EAST OF AN OCCUPIED FENCE CORNER, A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE SAID 35.00 ACRES BEARS N 1° 1' 52" E 1319.09 FEET;

THENCE N 89° 06' 39" E 1423.09 FEET ALONG THE OCCUPIED SOUTH LINE OF THE SAID 35.00 ACRES TO A POINT IN COUNTY ROAD 4602 FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 89° 06' 39" WEST 20.93 FEET;

THENCE S 22° 28' 00" E 65.90 FEET TO A POINT ON THE EAST SIDE OF SAID COUNTY ROAD TO A POINT FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS N 37° 17' 00" W 76.13 FEET;

THENCE S 11° 22' 00" W 304.04 FEET TO A POINT ON THE EAST SIDE OF SAID COUNTY ROAD FROM WHICH A 1/2" ROD FOUND FOR REFERENCE BEARS S 89° 03' 00" W 48.84 FEET;

THENCE S 89° 03' 00" W 1402.14 FEET ALONG THE OCCUPIED NORTH LINE OF A CALLED 15.35 ACRE TRACT DESCRIBED IN A DEED TO THOMAS J. PORTERFIELD IN VOLUME 1364, PAGE 768, REAL RECORDS OF VAN ZANDT COUNTY, TEXAS AND THE OCCUPIED NORTH LINE OF THE SAID CALLED 4.2 ACRE TO THE PLACE OF BEGINNING, CONTAINING 11.815 ACRES OF LAND, MORE OR LESS.