

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
10/10/2014

Grantor(s)/Mortgagor(s):
DAVID MICHAEL BOLT AND WIFE, JESSICA
HEATHER BOLT

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

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

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2014005439

Property County:
CASS

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: LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS
EXHBIT "A"

Date of Sale: 6/4/2019

Earliest Time Sale Will Begin: 10am

Place of Sale of Property: THE NORTH ENTRANCE OF THE NORTH BUILDING OF THE CASS
COUNTY LAW ENFORCEMENT AND JUSTICE CENTER FACILITY LOCATED AT 604
HIGHWAY 8 NORTH, LINDEN, TX 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.

Pat Walker

Pat Walker or Sue Spasic
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

FILED FOR RECORD
2019 APR 15 AM 9:13
AMY L. VARELL
CASS COUNTY CLERK

MH File Number: TX-19-71362-POS
Loan Type: Conventional Residential

EXHIBIT "A"

ALL THAT CERTAIN 1.420 ACRE TRACT OF LAND AND A 30' ACCESS EASEMENT IN THE JAS. B. PATTERSON SURVEY A-835 IN CASS COUNTY, TX. BEING A PART OF THAT 16.286 ACRE TRACT OF LAND DESCRIBED IN A DEED OF TRUST TO T.J. BOLT ET UX RECORDED IN FILE 2013003760 OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS SAID 1.420 ACRE TRACT OF LAND AND EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT 5/8" IRON ROD FOUND IN THE SOUTH LINE OF SAID PATTERSON SURVEY, THE NORTH LINE OF THE BRADFORD C. FOWLER SURVEY A-377 ON THE NORTH EDGE OF CO. RD. #4809, FOR THE SOUTHEAST CORNER OF A 2.889 ACRE TRACT OF LAND CONVEYED TO RICHARD S. BOWLIN ET UX BY WARRANTY DEED RECORDED IN VOL. 1153, PAGE 878 THE SOUTHWEST CORNER OF SAID BOLT TRACT OF SAID HEREINAFTER DESCRIBED EASEMENT AND OF THIS DESCRIBED TRACT;

THENCE: N 34°33'54"E (BEARING BASIS GPS DATA) AT 19.87' PASS A 1/2" REBAR W/CAP FOUND AT A CROSS-TIE FENCE CORNER POST FOR REFERENCE CONTINUING ALONG THIS SAME COURSE A TOTAL DISTANCE OF 298.78' ALONG A LINE AND FENCE TO A 1/2" REBAR SET FOR THE NORTHWEST CORNER OF SAID EASEMENT AND OF THIS DESCRIBED TRACT FROM WHICH A SUCKER ROD FOUND FOR THE NORTHEAST CORNER OF SAID BOWLIN TRACT BEARS N 34° 33' 54" E, 88.12';

THENCE: N 89° 44' 43" E, 166.85' ALONG A NEW LINE TO A 1/2" REBAR SET FOR THE NORTHEAST CORNER OF THIS DESCRIBED TRACT;

THENCE: S 00°15'17"E, AT 227.28' PASS A 1/2" REBAR SET FOR REFERENCE CONTINUING ALONG THIS SAME COURSE A TOTAL DISTANCE OF 245.28' ALONG A NEW LINE TO A 1/2" REBAR SET ON THE NORTH EDGE OF SAID ROAD FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT;

THENCE S 89°44'43" W, 337.45' ALONG A LINE TO THE POINT OF BEGINNING CONTAINING 1.420 ACRES OF LAND MORE OR LESS.

ALSO THE FOLLOWING DESCRIBED 30' ACCESS EASEMENT, BEING A STRIP OF LAND 30' SOUTHEAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A 5/8" IRON ROD FOUND ON THE NORTH EDGE OF CO RD. #4809, FOR THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED 1.420 ACRE TRACT AND OF THIS DESCRIBED EASEMENT;

THENCE: N 34°33'54"E, AT 19.87' PASS A 1/2" REBAR W/CAP FOUND FOR REFERENCE, CONTINUING ALONG THIS SAME COURSE A TOTAL DISTANCE

OF 298.78' ALONG A LINE AND A FENCE TO A 1/2" REBAR SET FOR THE NORTHWEST CORNER OF SAID 1.420 ACRE TRACT AND THIS DESCRIBED EASEMENT.