

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
3/29/2012

Grantor(s)/Mortgagor(s):
DANNY ARTHUR TURNER JR., A SINGLE MAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR
PRIMELENDING, A PLAINSCAPITAL COMPANY, LLC,
ITS SUCCESSORS AND ASSIGNS

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

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 121237

Property County:
FISHER

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 AS EXHIBIT A

Date of Sale: 5/3/2022

Earliest Time Sale Will Begin: 1:00:00 PM

Place of Sale of Property: Fisher County Courthouse, 109 N. Angelo Street, Roby, TX 79543 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.

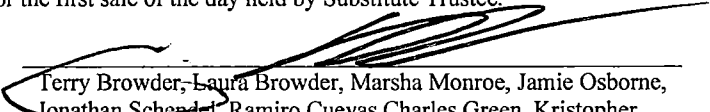
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.**


Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne,
~~Jonathan Schendel~~, Ramiro Cuevas Charles Green, Kristopher
Holub, Auction.com, Kevin Key or Jay Jacobs
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-22-80745-POS
Loan Type: FHA

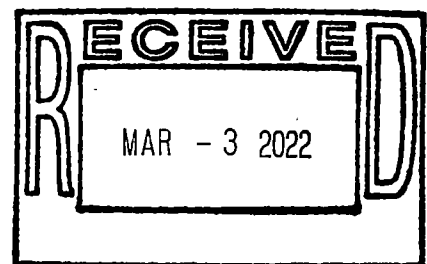


EXHIBIT "A" ✓

1 00 acres out of Section 186, Block 1, B B B & C RR Co Lands, Fisher County, Texas and being part of the same land as described in deed recorded in Volume 731, Page 424, Deed Records, Fisher County, Texas

BEGINNING at a 1/2" pipe found in the line of Farm Road 92 and being called to the North 50 0 from the southeast corner of Section 186,

THENCE N 89°20'15 "W with the north line of Farm Road 92 a distance of 126 80' to a fence corner being the southwest corner of this tract,

THENCE N 0° 15'05 " E 189 06' to a set 1/2" iron pin,

THENCE N 60°00'00"E 47 05 to a set 1/2' iron pin,

THENCE North 200 50' to 1 1/2 ' iron pin set in the north line of Volume 731, Page 434 for the northwest corner of this tract,

THENCE N 89°47 13" 85 22' to a fence corner being the northeast corner of Volume 731, Page 434 and the northeast corner of this tract

THENCE South (Called Bearing) with the east line of Section 186 a distance of 414 86' to the place of beginning and containing 1 00 acres of land