

FF25

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/13/2005

Grantor(s)/Mortgagor(s):
RAY R CLOWDUS AND KELLY CLOWDUS

Original Beneficiary/Mortgagee:
WELLS FARGO FINANCIAL TEXAS, INC.

Current Beneficiary/Mortgagee:
Wells Fargo USA Holdings, Inc.

Recorded in:
Volume: 1357
Page: 0095
Instrument No: 006869

Property County:
HILL

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

2021 APR 13 PM 12: 28

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A


Date of Sale: 5/4/2021

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale of Property: Hill County Courthouse, 1 North Waco Street, Hillsboro, TX 76645 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



Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder or Kathy Arrington
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MC CARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

MH File Number: TX-19-76472-HE
Loan Type: Conventional Residential

TX-19-76472-HE

EXHIBIT "A"

All that certain lot, tract or parcel of land lying and situated in the City of Hillsboro, Hill County, Texas and being 55' x 100', Parts of Lot Four (4) and Five (5) to the JOHNS ADDITION to the City of Hillsboro, according to the map recorded in the Hill County Deed Records and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at the Southwest corner of Lot Number Twenty-four (24) of the Caldwell Addition to the City of Hillsboro;

THENCE - Southward 55 feet with the East line of South Houston Street;

THENCE - Eastward 100 feet;

THENCE - Northward 55 feet;

THENCE - Westward 100 feet to the Place Of Beginning.