

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
12/9/2015

**Grantor(s)/Mortgagor(s):**  
HOWELL DEWAYNE SPEES, A SINGLE PERSON

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR LIVE WELL FINANCIAL, INC., ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Reverse Mortgage Funding, LLC

RECEIVED AND FILED  
FOR POSTING  
At 2:37 O'Clock P.M.  
MAR 17 2020  
JACKIE ENSEY Co. Clerk  
STEPHENS COUNTY TEXAS  
By Jackie Ensey Deputy

**Recorded in:**  
**Volume:** 2099  
**Page:** 132  
**Instrument No:** 00002419

**Property County:**  
STEPHENS

**Mortgage Servicer:**  
Celink is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
3900 Capital City Blvd.,  
Lansing, MI 48906

**Legal Description:** SEE EXHIBIT "A"

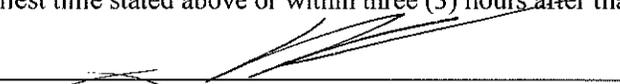
**Date of Sale:** 4/7/2020

**Earliest Time Sale Will Begin:** 1pm-4pm

**Place of Sale of Property:** THE SOUTH ENTRANCE STEPS OF THE COURTHOUSE, AS KNOWN AS THE WALKER STREET ENTRANCE 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.**

  
Terry Browder, Laura Browder, Marsha Monroe,  
Linda J. Reppert, 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-18-68835-RM  
**Loan Type:** FHA

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The land described herein is situated in the State of Texas, County of Stephens, described as follows:

BEING a 11.50 acre tract out of the SW/4 of Section 11, Lunatic Asylum Lands Survey, Abstract No. 1236, being Tract 1, and Tract 2, as described in deed to Howell Dewayne Spees, recorded in Volume 2029, Page 397, Official Public Records, Stephens County, Texas, being part of Tract 4, and all of Tract 5, 6, & 7 of the J. G. Nail Subdivision, and being more particularly described by metes and bounds as follows;

Beginning at a capped 5/8 inch iron rod set marked "RPLS 5087" [N:6956683.09, E:1852309.44] for the northeast corner of said tract also being the northeast corner of said Tract 7 and being in the south right of way line of County Road 229;

THENCE, S 00°29'21" E, a distance of 626.10 feet, to a 7 inch wood fence corner post found for the southeast corner of said tract also being the southeast corner of said Tract 7;

THENCE, N 89°56'21" W, a distance of 834.80 feet, to a capped 5/8 inch iron rod set marked "RPLS 5087" for the southwest corner of said tract also being the southwest corner of Tract 4;

THENCE, N 00°23'20" W, a distance of 503.27 feet, to a capped 5/8 inch iron rod set marked "RPLS 5087" for the most westerly northwest corner of said tract;

THENCE, S 85°10'14" E, a distance of 167.85 feet, to a 1/2 inch iron rod found for an interior ell corner of said tract;

THENCE, N 00°29'21" W, a distance of 136.79 feet, to a 1/2 inch iron rod found for the most northerly northwest corner of said tract being in the south right of way line of said County Road 229;

THENCE, S 89°56'20" E, with said County Road 229, a distance of 667.66 feet, to the Point of Beginning for a total of 11.50 acres of land, more or less.