

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:

1/7/2004

Original Beneficiary/Mortgagee:

WASHINGTON MUTUAL BANK, FA

Recorded in:

Volume: 1419

Page: 621

Instrument No: 2004-371

Grantor(s)/Mortgagor(s):

ALBERT CHARLES NUGENT, ET UX, CARRIE JEAN NUGENT

Current Beneficiary/Mortgagee:

WELLS FARGO BANK, N.A.

Property County:

HARDIN

Mortgage Servicer's Address:

1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Mortgage Servicer:

Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 5/2/2023

Earliest Time Sale Will Begin: 11:00:00 AM

Place of Sale of Property: 300 Monroe, Kountze, Hardin, TX, 77625 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.

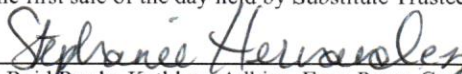
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

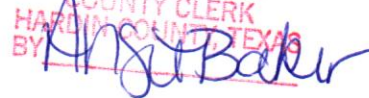
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please

Send written notice of the active duty military service to the sender of this notice immediately.



Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Jami Hutton, Alexis Banks, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith, Stephanie Hernandez 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

FILED FOR RECORD
2023 FEB 23 PM 1:44

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY 

MH File Number: TX-23-96589-POS

Loan Type: FHA

EXHIBIT "A"

Being all that certain tract or parcel of land lying and situated in Hardin County, Texas out of the NATHANIEL WHITCHER SURVEY A-488, and being a part or portion of a called 14.608 acre tract as recorded in Volume 591, Page 410 of the Hardin County Deed Records and also being the same tract of land as conveyed in a deed to Larrece LaBove dated April 5, 1999 and recorded in Volume 1181, Page 625 of the Deed Records of Hardin County, Texas, (called 4.74 acres), to which reference is hereby made, and said part or portion being more particularly described as follows, to-wit:

BEGINNING at a one inch iron pipe found at the southeast corner of the above mentioned referred to 14.608 acre tract and the southeast corner of said 4.74 acre tract and same being the northeast corner of a called 20 acre tract as recorded in Volume 251, Page 433 of the Hardin County Deed Records, and being in the west boundary line of a called 11.907 acre tract as recorded in Volume 1109, Page 135 of the Official Public Records of Hardin County, Texas.

THENCE "West" with the south boundary line of said 14.608 acre tract and the north boundary line of said 20 acre tract at a distance of 1050.09 feet to a point for corner occupied by a 10" diameter fence corner post and said point being the southwest corner of said 14.608 acre tract and the southwest corner of said 4.74 acre tract and the northwest corner of said 20 acre tract in the southeast right-of-way line of F.M. Highway No. 1003.

THENCE N 40 deg. 07 min. 15 sec. E with the west boundary line of said 14.608 acre tract and the west boundary line of said 4.74 acre tract with said right-of-way line at a distance of 347.73 feet to a 1/2 inch iron rod w/cap, set for corner at a fence corner post.

THENCE S 54 deg. 17 min. 00 sec. E at a distance of 100.50 feet to a 1/2 inch iron rod w/cap, set for corner at an angle point in the north boundary line of said 4.74 acre tract.

THENCE S 89 deg. 52 min. 35 sec. E at a distance of 744.42 feet to a 1/2 inch iron rod w/cap set for corner in the east boundary line of said 14.608 acre tract and the west boundary line of said 11.907 acre tract.

THENCE "South" at a distance of 205.63 feet to the POINT OF BEGINNING and containing 4.655 acres of land, more or less.