

NOTICE OF SUBSTITUTE TRUSTEE SALE

FILED
MICHELLE REYNOLDS
COUNTY CLERK
SOMERVELL CO., TEXAS

Deed of Trust Date:
3/9/2012

Grantor(s)/Mortgagor(s): 2021 MAY 20 AM 10:48
WALTER B. STEWART, III, A SINGLE MAN

Original Beneficiary/Mortgagee:
ONEMAIN FINANCIAL, INC.

Current Beneficiary/Mortgagee: DEPUTY
Times Square Revolving Trust c/o Wilmington
Savings Fund, FSB, as owner trustee AB
Property County: BY _____
SOMERVELL

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 20120446

Mortgage Servicer:
Fay Servicing, LLC is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1600 LBJ Freeway,
Farmers Branch, TX 75234

POSTED
DATE 5-20-2021
11:03 A.M. P.M.
Michelle Refson
BY AB Deputy

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 7/6/2021

Earliest Time Sale Will Begin: 10am

Place of Sale of Property: THE EAST DOOR OF THE COURTHOUSE IN GLEN ROSE, 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.

Donna Stockman
Guy Wiggs, David Stockman, Donna Stockman,
Angela Lewis, Brenda Wiggs, Michelle Schwartz,
Kathy Arrington or Janet Pinder
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-20-77164-HE
Loan Type: Conventional Residential

EXHIBIT "A"

ALL THAT CERTAIN PARCEL OF LAND 1.93 ACRES OUT OF MILAM COUNTY SCHOOL LAND SURVEY, A-36, SOMERVELL COUNTY, TEXAS, AND BEING PART OF A CERTAIN 119 ACRE TRACT DESCRIBED IN DEED DATED DEC 3, 1945, FROM MARTHA SUE GARNER, ET VIR, TO W. B STEWART AND WIFE, ANNE STEWART, RECORDED IN VOL. 38, PAGE 323, DEED RECORDS OF IN SOMERVELL COUNTY, STATE OF TEXAS, BEING KNOWN AND DESIGNATED AS .

**BEGINNING AT AN IRON ROD SET BY CORNER POST IN WEST RIGHT-OF-WAY OF F.M. HIGHWAY NO. 200, BEING S 29-14-27 E. 406.95 FEET FROM THE INTERSECTION OF NORTH LINE OF MILAM COUNTY SCHOOL LAND SURVEY, A-136, AND NORTH LINE OF THE 119 ACRE TRACT, WITH WEST RIGHT-OF-WAY OF F.M. HIGHWAY NO. 200 FOR THE NEC OF THIS TRACT;
THENCE S. 62-36-54 W. WITH FENCE, 330.33 FEET O A PIPE CORNER POST, FOR NWC OF THIS TRACT;
THENCE S 24-40-33 E. WITH FENCE, 234.61 FEET TO AN IRON ROD SET IN FENCE, FOR SWC OF THIS TRACT;
THENCE N. 66-39-46 E. ACROSS PASTURE, 348.29 FEET TO AN IRON ROD SET IN HIGHWAY RIGHT-OF-WAY, FOR SEC OF THIS TRACT;
THENCE WITH HIGHWAY RIGHT-OF-WAY, AS FOLLOWS- ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2834.79 FEET AND CENTRAL ANGLE OF 82 DEG 23 MIN. 23 SEC... AN ARC DISTANCE OF 11828 FEET (LONG CHORD BEARS N 28-02-45 W. 188 27 FEET) AND N. 29-14-27 W. 14246 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.93 ACRES.**