

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
11/23/2007

Original Beneficiary/Mortgagee:
BENEFICIAL TEXAS INC.

Recorded in:
Volume: 274
Page: 171
Instrument No: 073812

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

Grantor(s)/Mortgagor(s):
GUY T. PATTON AND CONNIE V. PATTON AKA
CONNIE J. PATTON
Current Beneficiary/Mortgagee:
U.S. Bank National Association, not in its individual capacity but solely as trustee for the NRZ Pass-Through Trust VIII
Property County:
JONES

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

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO

Date of Sale: 8/2/2022

Earliest Time Sale Will Begin: 1pm

Place of Sale of Property: THE SOUTH ENTRANCE OF THE COURTHOUSE (THE FRONT OF THE BUILDING SINCE THE DATE OF CONSTRUCTION AND ANSON JONES STATUE ON THE SOUTH SIDE) 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.

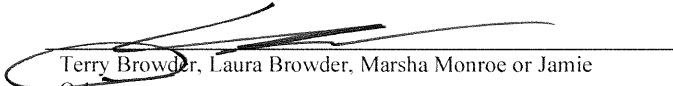
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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 or Jamie Osborne
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-19-72702-HE
Loan Type: Conventional Residential

POSTED NOTICE
DATE 6/30/22 **TIME** 8:56 AM
LeeAnn Jennings
JONES COUNTY CLERK, JONES CO., TX
BY: David Rozano

TX-19-72702-HE

FORT PHANTOM LAKE LEASE #296, JONE S COUNTY, TEXAS, BEING PART OF LOT TWO HUNDRED NINETY-SIX (296) AND LOT TWO HUNORED NINETY-SEVEN (297), DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
CONTINUED ON EXHIBIT A-LEGAL DESCRIPTION

EXHIBIT "A"

BEGINNING AT THE NE CORNER OF LOT TWO HUNDRED NINETY-SIX (296) AND ALSO BEING THE SE CORNER OF LOT TWO HUNDRED NINETY-FIVE (295);

THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID LOT TWO HUNDRED NINETY-SIX (296) FOR A DISTANCE OF 145 FEET TO THE NW CORNER OF SAID LOT TWO HUNDRED NINETY-SIX (296);

THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY LINE OF SAID LOT TWO HUNDRED NINETY-SIX (296) FOR A DISTANCE OF 100.6 FEET TO THE SW CORNER OF SAID LOT TWO HUNDRED NINETY-SIX (296) AND THE NW CORNER OF LOT TWO HUNDRED NINETY-SEVEN (297);

THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY LINE OF SAID LOT TWO HUNDRED NINETY-SEVEN (297) FOR A DISTANCE OF 10 FEET TO A POINT IN AN OLD FENCE LINE;

THENCE IN AN EASTERLY DIRECTION ALONG SAID FENCE LINE FOR A DISTANCE OF 154 FEET TO THE NE CORNER OF SAID LOT TWO HUNDRED NINETY-SEVEN (297) AND THE SE CORNER OF SAID LOT TWO HUNDRED NINETY-SIX (296);

THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERLY LINE OF SAID LOT TWO HUNDRED NINETY-SIX (296) FOR A DISTANCE OF 160 FEET TO THE PLACE OF BEGINNING.