

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
3/23/2018

Grantor(s)/Mortgagor(s):
MICHAEL THOMAS PERKS, A SINGLE PERSON

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR NATIONS
RELIABLE LENDING, LLC, ITS SUCCESSORS AND
ASSIGNS

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 1802058

Property County:
BROWN

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

Legal Description: ALL OF THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND LYING AND BEING
SITUATED IN BROWN COUNTY, TEXAS, AND BEING LOTS NOS. 1091,1092,1093, AND 1094, BLOCK B OF
SHAMROCK SHORES SUBDIVISION, AN ADDITION ON LAKE BROWNWOOD, IN BROWN COUNTY, TEXAS, AS
SHOWN BY THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 2, PAGE 273, PLAT RECORDS OF
BROWN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON
EXHIBIT "A" WHICH ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PUROPOSES.

Date of Sale: 6/6/2023

Earliest Time Sale Will Begin: 10am

Place of Sale of Property: SOUTH (MAIN) ENTRANCE OF THE COURTHOUSE IN AN AREA NOT TO EXCEED 12
FEET FROM THE FRONT DOOR 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.

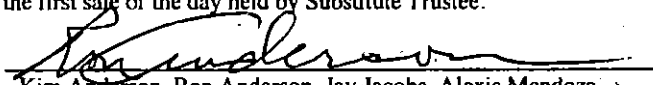
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The
sale will begin at the earliest time stated above or within three (3) hours after that time.

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.**

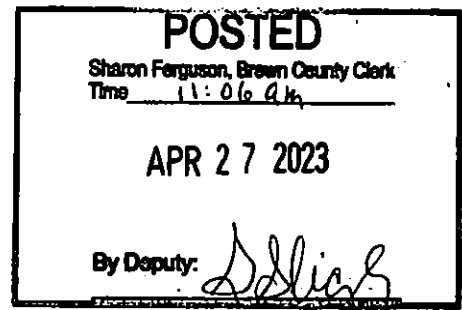

Kim Anderson, Ron Anderson, Jay Jacobs, Alexis Mendoza,
Kevin Key
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-23-97661-POS
Loan Type: VA

POSTED
Sharon Ferguson, Brown County Clerk
Time 11:06 am
APR 27 2023
By Deputy: 

TX-23-97661-POS

EXHIBIT "A"



STATE OF TEXAS
COUNTY OF BROWN

Field notes of a 0.939-acre tract of land, being the same tract of land conveyed from Lillian J. Glass and Rex Glass, wife and husband, to David Jolly and Katie Jolly, husband and wife, by General Warranty Deed dated August 31st, 2010 and recorded in Volume 1789, Page 33 of the Official Public Records, Brown County, Texas;

Said 0.939-acre tract is comprised of Lot Nos. 1091, 1092, 1093, and 1094, Block B, of Shamrock Shores Subdivision, an addition on Lake Brownwood, in Brown County, Texas, as shown by the map or plat of said addition recorded in Volume 2, Page 273, Plat Records of Brown County, Texas, and is approximately 10.05 miles North 45°27'33" West of the Brown County Courthouse, located in the city of Brownwood, Texas, said 0.939-acres is described by metes and bounds as follows:

Beginning at the calculated southeast corner of Lot No. 1091, northwest corner of Lot No. 1090, of Block B, Shamrock Shores Subdivision, being the southeast corner of this herein described tract of land, from which a found fence corner post bears North 74°09'59" East, a distance of 0.46 feet, and from which a found 3/8" iron rod bears South 31°46'51" East, a distance of 969.00 feet;

Thence generally west with the south lines of Lot Nos. 1091, 1092, 1093, and 1094, North 85°45'51" West, a distance of 179.00 feet to a set iron rod at the southeast corner of Lot No. 1095, southwest corner of Lot No. 1094, for the southwest corner of this herein described tract of land, from which a found fence corner post bears South 08°34'22" West, a distance of 2.17 feet;

Thence with the east line of Lot No. 1095, west line of Lot No. 1094, west line of this herein described tract, North 23°24'09" East, a distance of 199.00 feet to a set iron rod for the calculated northeast corner of this herein described tract of land;

Thence along the north line of Lot No. 1094 North 79°21'07" East, a distance of 60.10 feet to a Point at the northeast corner of Lot No. 1094, northwest corner of Lot No. 1093, in the north line of this herein described tract;

Thence along the north line of Lot No. 1093 South 89°08'39" East, a distance of 59.98 feet to a Point, at the northeast corner of Lot No. 1093, northwest corner of Lot No. 1092, in the north line of this herein described tract;

Thence along the north line of Lot No. 1092 North 88°15'06" East, a distance of 60.04 feet to a Point at the northeast corner of Lot No. 1092, northwest corner of Lot No. 1091, in the north line of this herein described tract;

Thence along the north line of Lot No. 1091 South 32°32'42" East, a distance of 60.08 feet to a set iron rod at the northeast corner of Lot No. 1091, northwest corner of Lot No. 1090, for the northeast corner of this herein described tract;

Thence with the east line of Lot No. 1091, west line of Lot No. 1090, east line of this herein described tract of land South 35°26'09" West, a distance of 193.00 feet to the place of beginning, containing 0.939-Acres, more or less.