

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard 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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: October 26, 2017	Original Mortgagor/Grantor: William F Bowen II and Tia S Bowen
Original Beneficiary / Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Planet Home Lending, LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: PLANET HOME LENDING, LLC
Recorded in: Volume: 88 Page: 431 Instrument No: 53289	Property County: KIMBLE
Mortgage Servicer: Planet Home Lending, LLC	Mortgage Servicer's Address: 321 Research Parkway Suite 303, Meriden, CT 06450

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures: Note in the original principal amount of \$160,000.00, executed by TIA BOWEN AND WILLIAM BOWEN II and payable to the order of Lender.

Property Address/Mailing Address: 16637 NORTH US HIGHWAY 377, LONDON, TX 76854

Legal Description of Property to be Sold: BEING 4.56 ACRE TRACT OR PARCEL OF LAND SITUATED IN KIMBLE COUNTY, TEXAS; BEING OUT OF SURVEY NO 293, CERTIFICATE NO. 88, ABSTRACT NO. 125, FISHER & MILLER; BEING PART OF THAT CERTAIN 27 ACRE TRACT CONVEYED BY JACOB FRITZ AND WIFE, AUGUSTA FRITZ TO R. L. MCKINNEY BY DEED DATED MAY 6, 1946, RECORDED IN VOLUME 53, PAGES 52-53, DEED RECORDS OF KIMBLE COUNTY, TEXAS; SAID 4.56 ACRE TRACT BEING ALSO COMPRISED OF TWO SEPARATE TRACTS AS FOLLOWS:

FIRST TRACT: BEING CONVEYED AS 4 ACRES FROM ALTON JACKSON TO GRANVILLE L. MAYS AND WIFE, BEVERLY JANICE MAYS BY WARRANTY DEED WITH VENDOR'S LIEN EXECUTED THE 2ND DAY OF DECEMBER, 2003, RECORDED IN VOLUME 157, PAGE 284, DEED RECORDS OF KIMBLE COUNTY, TEXAS;

SECOND TRACT BEING CONVEYED AS 1 ACRE FROM ALTON JACKSON TO GRANVILLE L. MAYS AND WIFE, BEVERLY JANICE MAYS BY WARRANTY DEED WITH VENDOR'S LIEN EXECUTED THE 2" DAY OF DECEMBER, 2003, RECORDED IN VOLUME 157, PAGE 284, DEED RECORDS OF KIMBLE COUNTY, TEXAS;

AND SAID 4.56 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 6" DIAMETER CEDAR FENCE POST MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, THE SOUTHWEST CORNER OF SAID 4 ACRE TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN 22.09 ACRE TRACT IN THE NAME OF ROGER E. GEHRELS AND WIFE, GUADALUPE P. GEHRELS RECORDED IN VOLUME 149, PAGE 98, DEED RECORDS OF KIMBLE COUNTY, TEXAS; SAID FENCE POST LIES IN THE SOUTHEAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 377;

THENCE WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 377, THE FOLLOWING COURSES:

N 35 48 00" E, 475.20 FEET (RECORD CALL: N 35° 48' E, 475.2 FEET) TO A ½" REBAR ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT, THE NORTHWEST CORNER OF SAID 4 ACRE TRACT AND THE SOUTHWEST

