

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
5/22/2007

Grantor(s)/Mortgagor(s):
JIMMY F BINION, AND WANDA PENNY
BINION

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR COUNTRYWIDE HOME LOANS, INC. DBA
AMERICA'S WHOLESALE LENDER, ITS
SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
The Bank of New York Mellon FKA The Bank of
New York, as Trustee for the certificateholders of the
CWABS, Inc., Asset-Backed Certificates, Series
2007-10

Recorded in:
Volume: 1051
Page: 714
Instrument No: 00003378

Property County:
HOWARD

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

Mortgage Servicer's Address:
8742 Lucent Blvd Suite 300,
Highlands Ranch, CO 80129-2302

BY DEPUTY *Trent Powell*
COUNTY CLERK HOWARD COUNTY
2020 FEB 27 PM 4:00

FILED
Posted

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

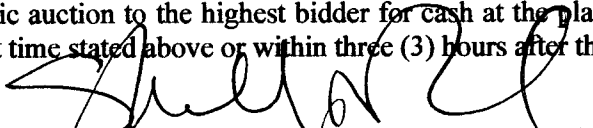
Date of Sale: 4/7/2020

Earliest Time Sale Will Begin: 10:00:00 AM

Place of Sale of Property: Howard County Courthouse, 300 S. Main Street, Big Spring, TX 79720 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.


Shelley Naff, Kristina McCrary, Donna Trout, Cassie
Martin, Charles Green, Kristie Alvarez, Kristopher
Holub, Ramiro Cuevas, Patrick Zwiers, Shawn
Schiller, Cassie Martin or Donna Trout
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-19-75115-HE
Loan Type: Conventional Residential

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EXHIBIT "A"

BEING THE WEST HALF OF THE FOLLOWING DESCRIBED TRACT OF LAND:

1.0 ACRE TRACT OF LAND OUT OF THE NORTHEAST QUARTER OF SECTION 1, LOCK 32, TOWNSHIP 1 SOUTH, T. AND P. RY. CO. SURVEYS, HOWARD COUNTY, TEXAS, MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON PIN IN THE SOUTH RIGHT OF WAY LINE OF THE OLD BANKHEAD HIGHWAY FROM WHICH AN IRON PIN, THE NORTHWEST CORNER OF SECTION 6, BLOCK 31, TOWNSHIP 1 SOUTH, AND THE NORTHEAST CORNER OF SECTION 1, BLOCK 32, TOWNSHIP 1 SOUTH, T. AND P. RY. CO. SURVEYS, HOWARD COUNTY, TEXAS, BEARS NORTH 15 DEGREES 08 MINUTES WEST 31.5 FEET AND NORTH 75 DEGREES 35 MINUTES EAST 1813.7 FEET. SAID 3/4 INCH IRONPIN BEING THE NORTHWEST CORNER OF A 1.0 ACRE TRACT IN THE NAME OF BOB BURKHALTER AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 15 DEGREES 08 MINUTES EAST PARALLEL TO THE EAST LINE OF SECTION 1, AND ALONG THE WEST LINE OF SAID BOB BURKHALTER 1.0 ACRE TRACT, 208.7 FEET TO A 3/4 INCH IRON PIN FOR THE SOUTHWEST CORNER OF SAID BOB BURKHALTER 1.0 ACRE TRACT AND THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 75 DEGREES 35 MINUTES WEST PARALLEL TO THE NORTH LINE OF SECTION 1, 208.7 FEET TO A 3/4 INCH IRON PIN FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 15 DEGREES 08 MINUTES WEST, PARALLEL TO THE EAST LINE OF SECTION 1, 208.7 FEET TO A 3/4 INCH IRON PIN IN THE SOUTH RIGHT OF WAY LINE OF SAID OLD BANKHEAD HIGHWAY, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 74 DEGREES 35 MINUTES EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID OLD BANKHEAD HIGHWAY AND PARALLEL TO THE NORTH LINE OF SAID SECTION 1, 208.7 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.0 ACRE OF LAND, MORE OR LESS.