

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

Date of Security Instrument: January 22, 2021

Grantor(s): CP Assets Limited
CP 37 (TX), LLC

Original Mortgagee: Mobigator (H.K.) Limited

Current Mortgagee: Mobigator (H.K.) Limited

Recording Information: Instrument # 21000278, Official Public Records, Young County, Texas.

Date of Sale: July 05, 2022

Time of Sale: 01:00 PM or not later than three hours after that time.

Place of Sale: Under the portico at the north entrance of the Young County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

Legal Description of property to be sold:

See attached Exhibit A

Terms of sale: Cash

FILED FOR RECORD

JUN 14 2022

**KAY HARDIN, COUNTY CLERK
YOUNG COUNTY, TEXAS**



**Guy Wiggs, Brenda Wiggs, Donna Stockman,
David Stockman, Michelle Schwarz, Kathy
Arrington, Janet Pinder, Terry Browder, Laura
Browder, Marsha Monroe, Jamie Osborne, or
Maureen S. Kersey, Trustee**
c/o KARLSENG, LEBLANC & RICH, LLC
19111 N. Dallas Parkway, Suite 120
Dallas, TX 75287
(972) 733-3800



4751802

Attachment A

PARCEL A LEGAL DESCRIPTION:

That tract or parcel of land containing 2.157 acres situated in the J. McClaine Survey, Abstract No. 1344, Young County, Texas, being a portion of Lot Four (4) in Block One (1) of the Walmart Supercenter Addition as recorded in Plat Cabinet 2, Slide 30 of Young County Records, and being more particularly described as follows:

Commencing at a ½" capped rebar "RPLS5872" found at the Southwest corner of said Lot Four (4) in Block One (1) of the Walmart Supercenter Addition as recorded in Plat Cabinet 2, Slide 30 of Young County Records;

THENCE N 12°33'44" W, 151.55 feet along the westerly bounds of said Lot 4 to a set 5/8" iron rebar with cap stamped "RPLS5793" (hereinafter referred to as "set iron rebar"), also being the Point of Beginning;

THENCE continuing N 12°33'44" W along said westerly bounds, passing a found ½" capped rebar "RPLS5872" at 158.28 feet for a total distance of 173.34 feet to a found iron rebar with cap (illegible);

THENCE N 21°31'18" W, 141.88 feet along said westerly bounds to a found ½" iron rebar with cap stamped "RPLS2088" at the Northwest corner of said Lot Four (4);

THENCE S 89°15'40" E, 330.98 feet along the North line of said Lot 4 to a set iron rebar;

THENCE S 12°33'44" E, 308.27 feet to a set iron rebar;

THENCE N 89°15'40" W, 308.27 feet to the PLACE OF BEGINNING, containing 93,972 square feet, or 2.157 acres of land, more or less.

Also known as Parcel A, of Resubdivision of Lot 4, Block 1, Wal-Mart Supercenter Addition, City of Graham, County of Young, State of Texas, according to the plat of such resubdivision recorded in Plat Cabinet 2, Slide 46, of the Plat Records of Young County, Texas.

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