

703 PINE STREET
CENTER, TX 75935

00000007027253

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.

1. Date, Time, and Place of Sale.

Date: September 04, 2018

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place LOCATION DESIGNATED BY THE COMMISSIONER'S COURT DATED AUGUST 14, 2000, BOOK

893, PAGE 644 OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the

county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 24, 2009 and recorded in Document CLERK'S FILE NO. 2009003465 real property records of SHELBY County, Texas, with W.R. BOYD AND TIM B. BOYD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by W.R. BOYD AND TIM B. BOYD, securing the payment of the indebtednesses in the original principal amount of \$188,950.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. SUNTRUST MORTGAGE, INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. SUNTRUST MORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SUNTRUST MORTGAGE, INC.
1001 SEMMES AVENUE MAIL CODE RVW 3014
RICHMOND, VA 23224


SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS, SHARON ST. PIERRE, HARRIETT FLETCHER, KATHLEEN
ADKINS, EVAN PRESS, SHAWN SCHILLER, DARLENE BOETTCHER, ALLAN JOHNSTON, RONNIE HUBBARD,
BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY

Substitute Trustee

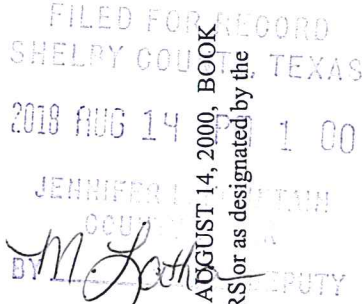
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I
declare under penalty of perjury that on _____ I filed at the office of the SHELBY County Clerk and caused to be posted at the
SHELBY County courthouse this notice of sale.

Declarants Name: _____

Date: _____



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EXHIBIT "A"

BEING 5.060 ACRES OF LAND LOCATED IN THE CITY OF CENTER AND SITUATED IN THE JESSE AMASON SURVEY, A-10, SHELBY COUNTY, TEXAS, BEING ALL OF A CALLED 3.87 ACRE TRACT OF LAND DESCRIBED IN DEED FROM W. R. BOYD, INC, TO W. R. BOYD, DATED APRIL 18, 1973, AND RECORDED IN VOL. 494, PAGE 637, DEED RECORDS, SHELBY COUNTY, TEXAS, AND BEING PART OF A CALLED 7.88 ACRE TRACT DESCRIBED AS "FIRST TRACT" IN A WARRANTY DEED FROM FRANK EDWARD PARKER AND WIFE, DORIS PARKER, TO W. R. BOYD, DATED JANUARY 13, 1993, AND RECORDED IN VOL. 1040, PAGE 716, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS, SAID 5.060 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP SET FOR THE SWC OF SAID CALLED 3.87 ACRE TRACT AND SAID CALLED 7.88 ACRE TRACT AND BEING IN THE NORTH LINE OF A CALLED 14.220 ACRE TRACT DESCRIBED IN DEED FROM ROBERT L. FAIRCHILD, TRUSTEE, TO ROBERT L. FAIRCHILD, DATED NOVEMBER 25, 1975, AND RECORDED IN VOL. 513, PAGE 616, DEED RECORDS, SHELBY COUNTY, TEXAS, AND BEING 30.0 FT. FROM THE EXTENSION OF THE CENTERLINE OF PINE STREET, AND A 1-INCH IRON PIPE FOUND FOR REFERENCE AT AN OLD FENCE CORNER BEARS S. 76 DEGREES 29' 33" E. 12.44 FT.;

THENCE N. 05 DEGREES 52' 00" E. WITH THE WEST LINES OF SAID CALLED 3.87 ACRE TRACT AND SAID CALLED 7.88 ACRE TRACT, A DISTANCE OF 384.66 FT. (CALLED 391.43 FT.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP SET FOR THE NWC OF SAID CALLED 3.87 ACRE TRACT AND SAID CALLED 7.88 ACRE TRACT BEING 19.6 FT. FROM THE APPROXIMATE CENTERLINE OF SAID PINE STREET AND BEING IN THE SOUTH LINE OF A CALLED 0.9926 OF AN ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM MICKEY EARL MILLER AND WIFE, CHALEE R MILLER, TO JAMES W COX AND WIFE, STEPHANIE H. COX, DATED MAY 5, 2006, RECORDED IN VOL. 1048, PAGE 666, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS;

THENCE S. 75 DEGREES 35' 00" E. WITH THE NORTH LINE OF SAID CALLED 3.87 ACRE TRACT AND SAID CALLED 7.88 ACRE TRACT (BASIS OF BEARING ORIENTATION) AND THE SOUTH LINE OF SAID CALLED 0.9926 OF AN ACRE TRACT, PASSING AT A DISTANCE OF 203.94 FT. A 1-1/4 INCH IRON PIPE FOUND FOR THE SEC OF SAID CALLED 0.9926 OF AN ACRE TRACT AND BEING THE SWC OF A CALLED 1 ACRE TRACT DESCRIBED AS "FIRST TRACT" IN A WARRANTY DEED WITH VENDOR'S LIEN FROM VICTORIANA RODEN TO ORALIA JAMES, DATED MAY 23, 2000, AND RECORDED IN VOL. 887, PAGE 1, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS, AND CONTINUING WITH SAID NORTH LINES AND THE SOUTH LINE OF SAID JAMES TRACTS AND THE SOUTH LINE OF A CALLED .63 ACRE TRACT DESCRIBED AS "SECOND TRACT" IN SAID WARRANTY DEED FROM FRANK EDWARD PARKER AND WIFE, DORIS PARKER, TO W. R. BOYD, DATED JANUARY 13, 1993, AND RECORDED IN VOL. 1040, PAGE 716, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS, FOR A TOTAL DISTANCE OF 618.76 FT. TO THE SEC OF SAID CALLED .63 ACRE TRACT AND THE SWC OF A CALLED 1 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED FROM FARMERS STATE BANK OF CENTER TO BILLY M. WATSON AND WIFE, KATHA WATSON, DATED NOVEMBER 19, 1992, RECORDED IN VOL. 745, PAGE 549, REAL PROPERTY RECORDS, SHELBY COUNTY, TEXAS, FROM WHICH A 1-INCH IRON ROD FOUND AT A FENCE CORNER POST BEARS N. 15 DEGREES 42' 45" E. 1.8 FT. AND A 1/2 INCH IRON ROD FOUND FOR THE NEC OF SAID CALLED 7.88 ACRE TRACT BEARS S. 75 DEGREES 35' 00" E. 418.90 FT.;

THENCE S. 15 DEGREES 42' 45" W ACROSS SAID CALLED 7.88 ACRE TRACT, A DISTANCE OF 371.71 FT. TO A 1/2 INCH IRON ROD WITH PLASTIC CAP SET FOR CORNER IN THE SOUTH LINE OF SAID CALLED 7.88 ACRE TRACT, AND BEING N. 76 DEGREES 29' 33" W. 218.53 FT. FROM A 1/2 INCH IRON PIPE FOUND FOR THE SEC OF SAID CALLED 7.88 ACRE TRACT, FROM SAID 1/2 INCH IRON PIPE A 1 INCH IRON PIPE FOUND FOR THE NORTHEASTERLY CORNER OF SAID FAIRCHILD CALLED 14.022 ACRE TRACT BEARS S. 29 DEGREES 39' 35" W. 3.31 FT.;

THENCE N. 76 DEGREES 29' 33" W. WITH THE SOUTH LINES OF SAID CALLED 7.88 ACRE TRACT AND SAID CALLED 3.87 ACRE TRACT (CALLED S. 76 DEGREES 44' E.) A DISTANCE OF 553.23 FT TO THE POINT OF BEGINNING AND CONTAINING 5.060 ACRES OF LAND, MORE OR LESS;

BEARING ORIENTATION BASED ON A NORTH LINE OF THE CALLED 7.88 ACRE TRACT HAVING A BEARING OF S. 75 DEGREES 35' 00" E. (CALLED N. 75 DEGREES 35' W.) AS DESCRIBED IN DEED RECORDED IN VOL. 1040, PAGE 716, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS;

SURVEYED BY WILLIAM B. CONNOLLY. REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, NO. 5313, ON APRIL 10, 2009.



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