

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

#137912.1

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
SHELBY COUNTY, TEXAS

2020 FEB 11 AM 10:44

JENNIFER L. FOUNTAIN
COUNTY CLERK

DATE: December 9, 2019

NOTE: Promissory Lien Note described as follows:

Date: 11/27/2007
Debtor: GREGORY B. BRYANT AND JAMENSE BRYANT, HUSBAND AND WIFE
Original Creditor: Mortgage Electronic Registration Systems, Inc., as nominee for Gulf States Mortgage Corp., a Texas corporation
Original Principal Amount: \$167,373.00
Current Holder: LAKEVIEW LOAN SERVICING, LLC

DEED OF TRUST: Deed of Trust described as follows:

Date: 11/27/2007
Grantor: GREGORY B BRYANT AND JAMENSE BRYANT, HUSBAND AND WIFE
Trustee: JAMES L. ROBERTSON
Current Beneficiary: Lakeview Loan Servicing, LLC
Recorded: 11/28/2007 IN/UNDER OFFICIAL RECORDS INSTRUMENT NUMBER 2007009554 OF THE PUBLIC RECORDS OF SHELBY COUNTY, TEXAS

LENDER: Lakeview Loan Servicing, LLC

BORROWER: GREGORY B BRYANT AND JAMENSE BRYANT, HUSBAND AND WIFE

PROPERTY: The real property described as follows:

BEING A LEGAL DESCRIPTION TO A 7.282 ACRE TRACT IN THE BENJAMIN WHITE SURVEY A-762, SHELBY COUNTY, TEXAS AND BEING ALL OF A CALLED 7.28 ACRE TRACT DESCRIBED IN A DEED FROM JAMES R. PRICE AND WIFE, PATRICIA JUNE RATCLIFF PRICE TO PATRICIA JUNE RATCLIFF PRICE DATED OCTOBER 14, 1992 AND RECORDED IN VOLUME 743 PAGE 398 OF THE DEED RECORDS OF SAID COUNTY AND IS FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING: AT A 4" FENCE CORNER POST FOUND FOR THE NORTH NORTHWEST CORNER OF THIS TRACT AND SAID 7.28 ACRE TRACT IN THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY #87 AND FOR THE NORTHEAST CORNER OF BRUCE YARBROUGH 0.5 ACRE TRACT RECORDED IN VOLUME 1024 PAGE 49 OF THE REAL PROPERTY RECORDS OF SAID COUNTY.

THENCE: N 86° 02' 17" E 385.11' TO A 8" FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF THIS TRACT AND SAID 7.28 ACRE TRACT IN SAID RIGHT OF WAY LINE AND FOR THE NORTHWEST CORNER OF KALIE, RENEE, KEATON AND KYLE BUSH 17.5 ACRE TRACT RECORDED IN VOLUME 961 PAGE 896 OF SAID REAL PROPERTY RECORDS.

THENCE: S 06° 22' 21" E 624.28' TO AN 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT AND SAID 7.28 ACRE TRACT AND FOR THE SOUTHWEST CORNER OF SAID BUSH 17.5 ACRE TRACT IN THE SOUTH BOUNDARY LINE OF SAID WHITE SURVEY AND IN THE NORTH BOUNDARY LINE OF THE JOHN TIMMS SURVEY A-745.

THENCE: S 82° 08' 31" W 523.80' TO AN 10" CEDAR FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT AND SAID 7.28 ACRE TRACT FOR AN ANGLE CORNER OF CALVIN AND BARBARA SMITH 144 ACRE TRACT RECORDED IN VOLUME 957 PAGE 59 OF SAID REAL PROPERTY RECORDS AND IN THE SOUTH BOUNDARY LINE OF SAID WHITE SURVEY AND IN THE NORTH BOUNDARY LINE OF SAID TIMMS SURVEY.

THENCE: N 06° 21' 55" W 475.67' TO AN 1/2" IRON ROD FOUND FOR THE WEST NORTHWEST CORNER OF THIS TRACT AND SAID 7.28 ACRE TRACT FOR THE SOUTHWEST CORNER OF SAID YARBROUGH 0.50 ACRE TRACT AND FOR THE SOUTHEAST CORNER OF LARRY YARBROUGH 0.159 ACRE TRACT RECORDED IN VOLUME 1024 PAGE 187 OF SAID REAL PROPERTY RECORDS AND FOR AN ANGLE CORNER OF SAID SMITH 144 ACRE TRACT FROM WHICH A FOUND 1/2" IRON ROD BRS. S 76° 15' 00" W 35.40'.

THENCE: N 76° 22' 00" E 98.24' TO AN IRON STAKE FOUND FOR AN INTERIOR CORNER OF THIS TRACT AND SAID 7.28 ACRE TRACT AND FOR THE SOUTHEAST CORNER OF SAID YARBROUGH 0.5 ACRE TRACT.

THENCE: N 03° 39' 36" W 80.43' TO A POINT IN AN EXISTING FENCE LINE.

THENCE: N 04° 48' 03" E 20.65' TO A POINT IN AN EXISTING FENCE LINE.

THENCE: N 12° 49' 03" E 16.41' TO A POINT IN AN EXISTING FENCE LINE.

THENCE: N 23° 04' 02" E 57.27' TO THE PLACE OF BEGINNING CONTAINING 7.282 ACRES OF LAND.

SUBSTITUTE TRUSTEE: BRENT W. MARTINELLI, SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, SHARON ST. PIERRE, ALLAN JOHNSTON, KATHLEEN ADKINS, EVAN PRESS, MARIEL MARROQUIN

Substitute Trustee's Mailing Address:

1700 Pacific Avenue, Suite 4545
Dallas, TX 75201

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

March 3, 2020, the first Tuesday of the month, to commence at 1:00 PM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In Shelby County, Texas, Shelby County Courthouse, 200 San Augustine, Center, TX 75935.

RECITALS

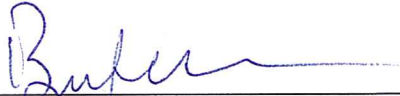
Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

Notice of Sale executed by:



Trustee