

112-0007FC

NOTICE OF FORECLOSURE SALE FILED FOR RECORD
SHELBY COUNTY, TEXAS

Tuesday, March 1, 2016

2016 FEB 4 PM 1 21

Deed of Trust to Secure Assumption ("Deed of Trust"):

JENNIFER L. FOUNTAIN

COUNTY CLERK

BY *JENNIFER L. FOUNTAIN* DEPUTY

Dated: September 25, 2015

Grantor: Bradford Lance Jamison

Trustee: Sandra K. Roberts

Lender: Callie Ray Jamison

Recorded in: Document No. 2015003465 of the real property records of Shelby County, Texas

Legal Description: Being 13.005 acres of land, more or less, a part of the NATHAN DAVIS SURVEY, A-47, Shelby County, Texas and being the land described in Deed from Texas Gulf Timber Company, Inc. to Veterans Land Board of the State of Texas, dated February 1, 1990, recorded in Vol. 705, Page 122, Deed Records, Shelby County, Texas; and being more particularly described in Exhibit "A" attached hereto and incorporated by reference for all purposes herein.

Secures: The assumption by Bradford Lance Jamison of that certain Deed of Trust and Promissory Note executed by Callie R. Jamison and husband, Bradford Lance Jamison to First Bank and Trust of East Texas dated February 26, 2013, said note being in the original amount of \$52,200.00.

Substitute Trustee: April Gregston Prince

Substitute Trustee's Address:

c/o Mettauer Law Firm, PLLC, 403 Nacogdoches St., Suite 1, Center, Texas 75935

Foreclosure Sale:

Date: Tuesday, March 1, 2016

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

Place: Front steps of the Shelby County Courthouse located at 200 San Augustine Street, Center, Texas 75935.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Callie Ray Jamison's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the performance of Grantor's obligations under the note and deed of trust assumed by him. Because of that default, Callie Ray Jamison, the owner and holder of the Deed of Trust, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Callie Ray Jamison's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Callie Ray Jamison's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on March 1, 2016 at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Callie Ray Jamison passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Callie Ray Jamison. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Filed and Posted this 4th day of February, 2016.

April Gregston Prindle Substitute Trustee
Mettauer Law Firm, PLLC
403 Nacogdoches St., Suite 1
Center, Texas 75935
(936) 598-9400 phone
(936) 598-6122 fax
april@mettauerlaw.com

BEING all that certain tract or parcel of land lying and situated in Shelby County, Texas out of the NATIAN DAVIS SURVEY, ABSTRACT NO. 147 and being a part of portion of that certain 675.4384 acre tract of land described in a Certificate Deed from J. C. Hurace et ux to John R. Kingston, Jr., Trustee, dated June 22, 1904 and recorded in Volume 637, on Page 310 of the Deed Record of Shelby County, Texas to which reference is hereby made for all purposes and the said part of portion being described by metes and bounds as follows, to-wit:

BEGINNING at the most Eastern Southeast corner (Pillar Corner) of the aforesaid referred to 675.4384 acre tract, a 1/2" iron pin found for corner on the West R.O.W. line of State Highway No. 147, witnessed by a 2 1/4" pine brg. 11 25' 15" N 13' feet, center and a 6" Sweet Gum brg. S 31° 40' N 9.5 feet, center

THENCE N 67° 38' 47" W, with a South boundary line of the said 675.4384 acre tract, at 243.80 feet, on old corner of same, a 1/2" iron pin found for corner, witnessed by a 1 1/2" Water Oak brg. S 62° 50' N 13.7 feet, center

THENCE N 50° 51' 22" W, at 421.45 feet, a 1/2" iron pin set for corner, witnessed by a 1 1/2" Ash brg. S 60° 53' N 15.1 feet, center

THENCE N 24° 16' 43" E, at 887.79 feet, pass on line a 1/2" iron pin set for reference corner, witnessed by a 2 1/4" Red Oak brg. N 29° 14' E 9.4 feet, center and a 1 1/2" Ash brg. S 66° 47' W 9.5 feet, center, at 912.79 feet, witness the center of a creek, a point for corner

THENCE, Beginning (10) along with the meanders of the aforesaid creek as follows:

(1) N 10° 12' 21" W, at 88.13 feet, a point for corner

(2) N 64° 04' 22" E, at 28.74 feet, a point for corner

(3) S 19° 19' 00" E, at 29.63 feet, a point for corner

(4) E 1° 25' 01" E, at 108.38 feet, a point for corner

(5) S 30° 34' 11" E, at 44.60 feet, a point for corner

(6) S 0° 12' 40" W, at 37.55 feet, a point for corner

(7) S 50° 18' 15" W, at 30.18 feet, a point for corner

(8) S 16° 21' 34" W, at 30.93 feet, a point for corner

(9) S 55° 15' 34" E, at 6.00 feet, a point for corner

(10) N 68° 55' 20" E, at 95.73 feet, a point for corner

(11) N 74° 06' 23" E, at 38.97 feet, a point for corner

(12) S 6° 23' 56" E, at 53.79 feet, a point for corner

(13) S 45° 42' 13" E, at 248.01 feet, a point for corner

(14) S 36° 24' 06" E, at 55.87 feet, a point for corner

(15) S 13° 13' 04" W, at 55.47 feet, a point for corner

(16) E 3° 24' 17" W, at 30.25 feet, a point for corner

(17) E 18° 28' 23" W, at 113.87 feet, a point for corner

(18) S 2° 20' 26" E, at 21.08 feet, witness the most Northern East boundary line of the said 675.4384 acre tract, a point for corner on the West R.O.W. line of the aforesaid State Highway No. 147

THENCE S 11° 34' 34" W, with the most Northern East boundary line of the said 675.4384 acre tract and with the West R.O.W. line of the said State Highway No. 147, at 37.95 feet, pass on line a 1/2" iron pin set for reference corner, at 775.19 feet, the point and place of beginning and containing 13.005 acres of land of which approximately 1.0 acre lies within a 60.00 foot wide road easement.