

16-0008FC

**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 Fountain* DEPUTY

Dated: February 14, 2014

Grantor: Bradford Lance Jamison

Trustee: Sandra K. Roberts

Lender: Callie Ray Jamison

Recorded in: Document No. 2015003463 of the real property records of Shelby County, Texas

Legal Description: Being 11.429 acres of land, more or less, a part of the NATHAN DAVIS SURVEY, A-147, Shelby County, Texas, and being a part of a called 14.076 acre tract of land described ij Deed from Veterans Land Board of the State of Texas to Joseph Leslie Ellis, Sr., dated March 3, 2000, recorded in Vol. 880, Page 46, Official Public 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 14, 2014, said note being in the original amount of \$32,020.00.

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 4<sup>th</sup> day of February, 2016.



April Gregston Prince, 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

THENCE N 10° 43' 45" E a distance of 169.66 feet to a 5/8" Iron Rod set for corner with cap stamped "FSE ENGINEERING CENTER, TX" at the north base of a 22' Post Oak;

THENCE N 56° 49' 25" W a distance of 156.40 feet to a 5/8" Iron Rod set for corner with cap stamped "FSE ENGINEERING CENTER, TX" at the north base of a 26' Red Oak;

THENCE N 83° 09' 43" W a distance of 43.47 feet to a 5/8" Iron Rod set for corner with cap stamped "FSE ENGINEERING CENTER, TX" at the north base of an 8' Sweetgum;

THENCE S 68° 13' 43" W a distance of 79.69 feet to a 5/8" Iron Rod set for corner with cap stamped "FSE ENGINEERING CENTER, TX";

THENCE N 63° 42' 34" W a distance of 318.57 feet to a 5/8" Iron Rod set for corner with cap stamped "FSE ENGINEERING CENTER, TX";

THENCE S 15° 56' 05" W a distance of 465.83 feet to a Point for Corner In County Road 1095 from which a 5/8" Iron Rod set for reference with cap stamped "FSE ENGINEERING CENTER, TX" bears N 15° 56' 05" E a distance of 19.47 feet;

THENCE N 73° 35' 02" W a distance of 23.73 feet to a Point for Corner in County Road, 1095;

THENCE N 73° 27' 15" W a distance of 104.25 feet to a Point for Corner in County Road 1095;

THENCE N 72° 07' 29" W a distance of 11.38 feet to a Point for Corner in County Road 1095 from which a 1/2" Iron Rod found for reference bears N 18° 19' 24" E a distance of 32.44 feet, said Point for Corner in County Road 1095 also being the southeast corner of a called 14,013 acre tract conveyed to Bradford L. Jamison and wife, Caille S. Jamison and recorded in Clerk File No. 2012005409 of the Official Public Records of Shelby County, Texas;

THENCE N 18° 19' 24" E and generally with a wire fence, a distance of 809.21 feet to a 1/2" Iron Rod found at the northeast corner of the called 14,013 acre Jamison tract, said 1/2" Iron Rod also being the northwest corner of the called 14,076 acre Joseph L. Ellis, Sr., tract;

THENCE S 62° 02' 02" E and generally with a wire fence, and with the south line of the called 16,208 acre Jamison tract, a distance of 583.25 feet to the Point of Beginning and being 11,429 acres more or less.