

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
SHELBY COUNTY, TEXAS

DATE: November 15, 2016

2016 NOV 15 PM 1 48

DEED OF TRUST:

JENNIFER L. FOUNTAIN
COUNTY CLERK
BY *J. Casell* DEPUTY

Dated: June 24, 2011

Grantor: WILLIAM D. JOHNSON [aka William Dale Johnson] and DONNA A. JOHNSON [nka Donna A. Sepulvado fka Donna Andrea Johnson]
118 and 124 Lake Country Rd.
Shelbyville, Texas 75973

Grantor's County: Shelby County, Texas

Beneficiary: *BancorpSouth Bank*
PO Box 4360
Tupelo, MS 38803-4360

Trustee: CLIFFORD EUGENE SCRIBER

Recorded: Shelby County Clerk's File No. "DT 2011005041 – 8 PGS", Official Public Records of the Shelby County Clerk's Office, located in Center, Texas, on or about June 30, 2011

Property (including any improvements):

Physical address: 124 Lake Country Rd., Shelbyville, Shelby County, TX 75973

and

Legal Description:

Being Lot 7, out of a subdivision, and being a part of the JAMES HANKS SURVEY, A-327, Shelby County, Texas, and being a portion of the same tract of land described in deed from Victor J. Cooper, et ux, to Wellco Development, Inc., dated July 20, 1988, of record in Volume 690, Page 293, Deed Records of Shelby County, Texas; and being the same land described in the deed from Wellco Development, Inc. To John W. Bryan and wife, Della M. Bryan, dated June 13, 1990, and recorded in Vol. 709, Page 285, Real Property Records of Shelby County, Texas; and being further described by metes and bounds on Exhibit "A" attached hereto and incorporated herein for all purposes.

Subject to the Boundary Line Agreement between William D.

Johnson and Donald L. Scrimsher and wife, Chhavy Khourn, date March 4, 2014 incorporated herein and made a part hereof.

(Collectively, referred to as "Property" and/or "subject collateral")

Date of Sale

of Property: First Tuesday in December, 2016 being Tuesday, **DECEMBER 06, 2016**

Time of Sale

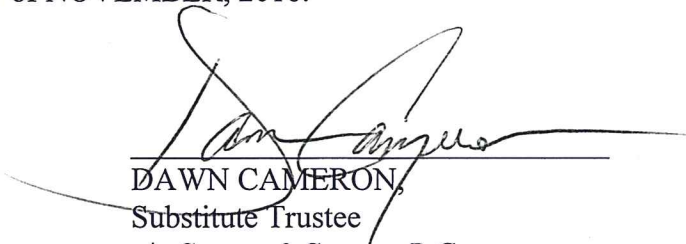
of Property: Between the hours of 10:00 a.m. and 1:00 p.m. and to commence at a time no earlier than 10:00 a.m. or within 3 hours thereafter.

Place of Sale

of Property: Upon the steps in front of the Shelby County Courthouse located at 200 San Augustine Street, situated in the City of Center, Shelby County, Texas 75935, and said steps being located between the main entrance of the Shelby County Courthouse and San Augustine Street

Because of default in performance of the obligations of the Deed of Trust (including any and all subsequent assumptions, assignments, transfers, renewals, extensions, and/or modifications thereto or therefrom) described herein, the undersigned Substitute Trustee will sell the property described hereinabove and in Exhibit "A" attached hereto and incorporated herein for all purposes by public auction to the highest bidder for cash at the place, date and time specified above to satisfy the debts secured by the Deed of Trust, pursuant to authority conferred on said Substitute Trustee in said Deed of Trust.

EXECUTED this 15TH day of NOVEMBER, 2016.



DAWN CAMERON,
Substitute Trustee
c/o Searcy & Searcy, P.C.
P.O. Box 3929
Longview, TX 75606
Tel (903) 757 3399
Fax (903) 757 9559

TO BE FILE-MARKED AND POSTED—
THIS NOTICE WAS SUBMITTED AND PREPARED BY:

Searcy & Searcy, P.C.
Attorneys for Lender/Beneficiary, *BancorpSouth Bank*
P.O. Box 3929
Longview, TX 75606
Tel 903.757.3399
fax 903.757.9559

EXHIBIT "A"

Physical address: 124 Lake Country Rd., Shelbyville, Shelby County, TX 75973

Legal Description:

BEING Lot # 7, out of a subdivision, and being a part of a certain tract of land situated in Shelby County, Texas, a part of the JAMES HANKS SURVEY, A-327, and being a portion of the same tract of land described in deed from Victor J. Cooper, et ux, to Wellco Development, Inc., dated July 20, 1988, of record in Volume 690, Page 293, Deed Records of Shelby County, Texas, and being further described as follows:

BEGINNING at a 1/2" iron rod set for the corner in the traverse line of Toledo Bend Reservoir, S 06d 11m 39s W 57.31 ft. from Traverse Point 1283;

THENCE S 06d 11m 39s W along the said traverse line a distance of 87.00 ft. to a 1/2" iron rod set for the corner;

THENCE S 86d 30m 33s W departing the said traverse line, at 157.00 ft. set a 1/2" iron rod for a reference corner in the east margin of a street, in all 177.04 ft. the center of the said street;

THENCE with the center of the said street as follows:

- (1) Along the arc of a 400.00 ft. radius curve left through a Central angle of 6d 36m 00s, the chord bearing N 10d 12m 19s W 46.05 ft.;
- (2) N 13d 30m 00s W 28.94 ft.;

THENCE N 83d 14m 39s E departing the said street, at 20.14 ft. set a 1/2" iron rod for a reference corner, in all 202.41 ft. the POINT OF BEGINNING and containing 0.3465 acre of land; and being the same land described in the deed from Wellco Development, Inc. to John W. Bryan and wife, Della M. Bryan, dated June 13, 1990, and recorded in Vol. 709, Page 285, Real Property Records of Shelby County, Texas.

Subject to the Boundary Line Agreement between William D. Johnson and Donald L. Scrimsher and wife, Chhavy Khourn, date March 4, 2014 incorporated herein and made a part hereof.