

7099 HWY 87 NORTH  
TIMPSON, TX 75975

0000000602056

17-00154C

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE FILED FOR RECORD

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is 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. **AUG 17 PM 2 25**

1. Date, Time, and Place of Sale.

Date: August 01, 2017  
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.

JENNIFER L. FOUNTAIN  
COUNTY CLERK  
Deputy  
DEPUTY

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 27, 2007 and recorded in Document CLERK'S FILE NO. 2007009554 real property records of SHELBY County, Texas, with GREGORY B. BRYANT AND JAMENSE BRYANT, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgage.

4. Obligations Secured. Deed of Trust or Contract Lien executed by GREGORY B. BRYANT AND JAMENSE BRYANT, securing the payment of the indebtedness in the original principal amount of \$167,373.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC 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. FLAGSTAR BANK, F.S.B., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FLAGSTAR BANK, F.S.B.  
5151 CORPORATE DRIVE  
TROY, MI 48098

BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY  
Substitute Trustee  
c/o BARETT DAFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

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.

Certificate of Posting

Declarant's Name: \_\_\_\_\_  
Date: \_\_\_\_\_



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**EXHIBIT "A"**

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 0.5 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, MORE OR LESS.



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