

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. **Date, Time, and Place of Sale.**

Date: November 01, 2016

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place THE EAST FOYER, JUST INSIDE WHAT IS NOW CALLED THE 1ST FLOOR EAST ENTRANCE TO THE LAMAR COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS COURT or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 08, 2010 and recorded in Document CLERK'S FILE NO. 077827-2010 real property records of LAMAR County, Texas, with ANTHONY B TALBOTT AND LISA M TALBOTT, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ANTHONY B TALBOTT AND LISA M TALBOTT, securing the payment of the indebtednesses in the original principal amount of \$137,391.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. 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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
7105 CORPORATE DRIVE
PLANO, TX 75024

ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, DAVID SIMS, SHARON ST. PIERRE, AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, OR FREDERICK BRITTON, Shannah WALKER
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is Shannah Walker, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 9/26/16 I filed at the office of the LAMAR County Clerk and caused to be posted at the LAMAR County courthouse this notice of sale.

Declarants Name: Shannah Walker
Date: 9-26-16

FILED FOR RECORD
LAMAR COUNTY, TEXAS
16 SEP 26 PM 3:50
RUSSELL J. JOYNS
COUNTY CLERK
BY _____ DEPUTY



NOS0000006198204

EXHIBIT "A"

SITUATED ABOUT 11 MILES NORTH 14° EAST OF THE CITY OF PARIS, COUNTY OF LAMAR, AND STATE OF TEXAS, A PART OF THE S. M. FULTON SURVEY #329, AND BEING A CALLED 1.237 ACRE TRACT OF LAND CONVEYED TO RONALD T. PHILLIPS BY DEED RECORDED IN VOL. 908, PAGE 267, OF THE REAL PROPERTY RECORDS OF SAID COUNTY AND STATE, SAID PHILLIPS 1.237 ACRE TRACT BEING A PART OF A CALLED 128.054 ACRE TRACT OF LAND CONVEYED JIMMY N. JONES AND CYNTHIA JONES, BY DEED RECORDED IN VOL. 454, PAGE 221, OF SAID REAL PROPERTY RECORDS, AND BEING KNOWN AS LOT 401 OF DOE RUN (PLAT NOT RECORDED).

BEGINNING AT A 1/2" CAPPED (JMN - 4025) IRON PIN (FRS) FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 401 AND AT THE SOUTHEAST CORNER OF A CALLED 1.557 ACRE TRACT OF LAND, SAID 1.557 ACRE TRACT BEING KNOWN AS LOT 132 DOE RUN (PLAT NOT RECORDED), AND BEING IN THE SOUTHERLY SOUTH BOUNDARY LINE OF SAID 128.054 ACRE TRACT AND IN THE NORTH BOUNDARY LINE OF A CALLED 43.90 ACRE TRACT OF LAND CONVEYED TO ARCHIE LYNCH BY DEED RECORDED IN VOL. 816, PAGE 288, OF SAID REAL PROPERTY RECORDS, SAID CORNER BEING NORTH 89°46'18" EAST A DISTANCE OF 334.09 FEET FROM A 1/2" IRON PIN (F) AT THE SOUTHERLY SOUTHWEST CORNER OF SAID 128.054 ACRE TRACT;

THENCE NORTH A DISTANCE OF 175.08 FEET TO A 1/2" CAPPED (JMN - 4025) IRON PIN (FRS) FOR CORNER AT THE WESTERLY NORTHWEST CORNER OF SAID LOT 401 AND AT THE EASTERLY NORTHEAST CORNER OF SAID LOT 132, SAID CORNER BEING IN A CUL D'SAC ON HIGHLAND WOODS;

THENCE NORTHEASTERLY AROUND A CURVE ON THE CUL D'SAC (R=50.00', C=NORTH 20° 37' 32" EAST 93.59') TO THE LEFT A DISTANCE OF 121.08 FEET TO A 1/2" IRON PIN (F) FOR CORNER AT THE NORTHERLY NORTHWEST CORNER OF SAID LOT 401 AND AT SOUTHWEST CORNER OF HUNTER RIDGE;

THENCE ALONG THE SOUTH BOUNDARY LINE OF HUNTER RIDGE AS FOLLOWS: SOUTHEASTERLY AROUND A CURVE (R=1010.38', C=SOUTH 74°21'53" EAST 169.72') TO THE LEFT A DISTANCE OF 169.92 FEET TO A 1/2" CAPPED (JMN - 4025) IRON PIN (S); SOUTHEASTERLY AROUND A CURVE (R=1457.74', C=SOUTH 78°54'45" EAST 76.31') TO THE RIGHT A DISTANCE OF 78.32 FEET TO A 1/2" IRON PIN (F) FOR CORNER AT THE NORTHEAST CORNER OF SAID LOT 401 AND AT THE NORTHWEST CORNER OF A CALLED 1.280 ACRE TRACT OF LAND, SAID 1.280 ACRE TRACT BEING KNOWN AS LOT 403 DOE RUN (PLAT NOT RECORDED);

THENCE SOUTH 0°13'42" EAST A DISTANCE OF 198.57 FEET TO A 1/2" IRON PIN (F) FOR CORNER AT THE SOUTHEAST CORNER OF SAID LOT 401 AND AT THE SOUTHWEST CORNER OF SAID LOT 403; .

THENCE SOUTH 89°46'18" WEST ALONG THE SOUTH BOUNDARY LINE OF SAID 128.054 ACRE TRACT AND ALONG THE NORTH BOUNDARY LINE OF SAID LYNCH 43.90 ACRE TRACT A DISTANCE OF 271.53 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.237 ACRES OF LAND, MORE OR LESS.



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