

Our File Number: 18-15406

Name: NICHOLAS L BETHEA AND AMY L BETHEA, HUSBAND AND WIFE

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 23, 2016, NICHOLAS L BETHEA AND AMY L. BETHEA, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to JEFFREY E. BODE, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS NOMINEE FOR MID AMERICA MORTGAGE, INC., its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2016-134393, in the DEED OF TRUST OR REAL PROPERTY records of **LAMAR COUNTY, TEXAS**; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MARCH 5, 2019**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **LAMAR COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

BEING 0.4623 ACRES OF LAND LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF RENO, COUNTY OF LAMAR, STATE OF TEXAS, BEING A PART OF THE WESLEY ASKINS SURVEY, ABSTRACT NUMBER 7, AND BEING LOT 101, OF TWIN LAKES SUBDIVISION PHASE 5 AS SHOWN ON THE PLAT RECORDED IN ENVELOPE 279-D OF THE PLAT RECORDS OF LAMAR COUNTY, TEXAS AND AS CONVEYED FROM MICHAEL D. CHAPMAN AND WIFE JUDIE R. CHAPMAN TO MICHAEL J. FOX AND WIFE MELISSA M. FOX ON MARCH 05, 2015 BY WARRANTY DEED, RECORDED IN LAMAR COUNTY CLERK'S DOCUMENT NUMBER 122673-2015. THE SAID 0.4623 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 2620 CINDY LN
RENO, TX 75462

Mortgage Servicer: LOANCARE, LLC

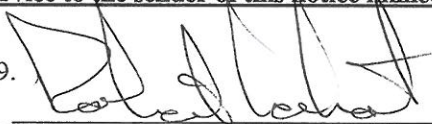
Noteholder: MID AMERICA MORTGAGE, INC.
3637 SENTARA WAY, SUITE 303
VIRGINIA BEACH, VA 23452

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 24 day of January, 2019.



Robert Lamont, Harriett Fletcher, David Sims,
Allan Johnston, Ronnie Hubbard, Substitute
Trustees

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 24th DAY OF Jan, 2019

EXHIBIT A

WISLEY ASKINS SURVEY
A-7



SCALE: 1"=50'



NOTES

1. THE REFERENCE BEARING FOR THE TRACT OF LAND SHOWN HEREON IS S84D 19E2 TEXAS STATE PLANE COORDINATE SYSTEM ZONE 1202.
2. A-GONE PAIR METERS AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
3. THIS ORIGINAL PLAT IS ON AN 8.5X11 SIZED SHEET.
4. RODS SHOWN AS X CHRS HAVE BLUE PLASTIC CAPS STAMPED WITH LETTERS RELS.5392.
5. MONUMENTS SHOWN AS TND ARE 100D X-MALS STAMPED WITH AN X, WHICH WERE COMMONLY SET BY NELSON SURVEYING COMPANY AS BOUNDARY MONUMENTS.

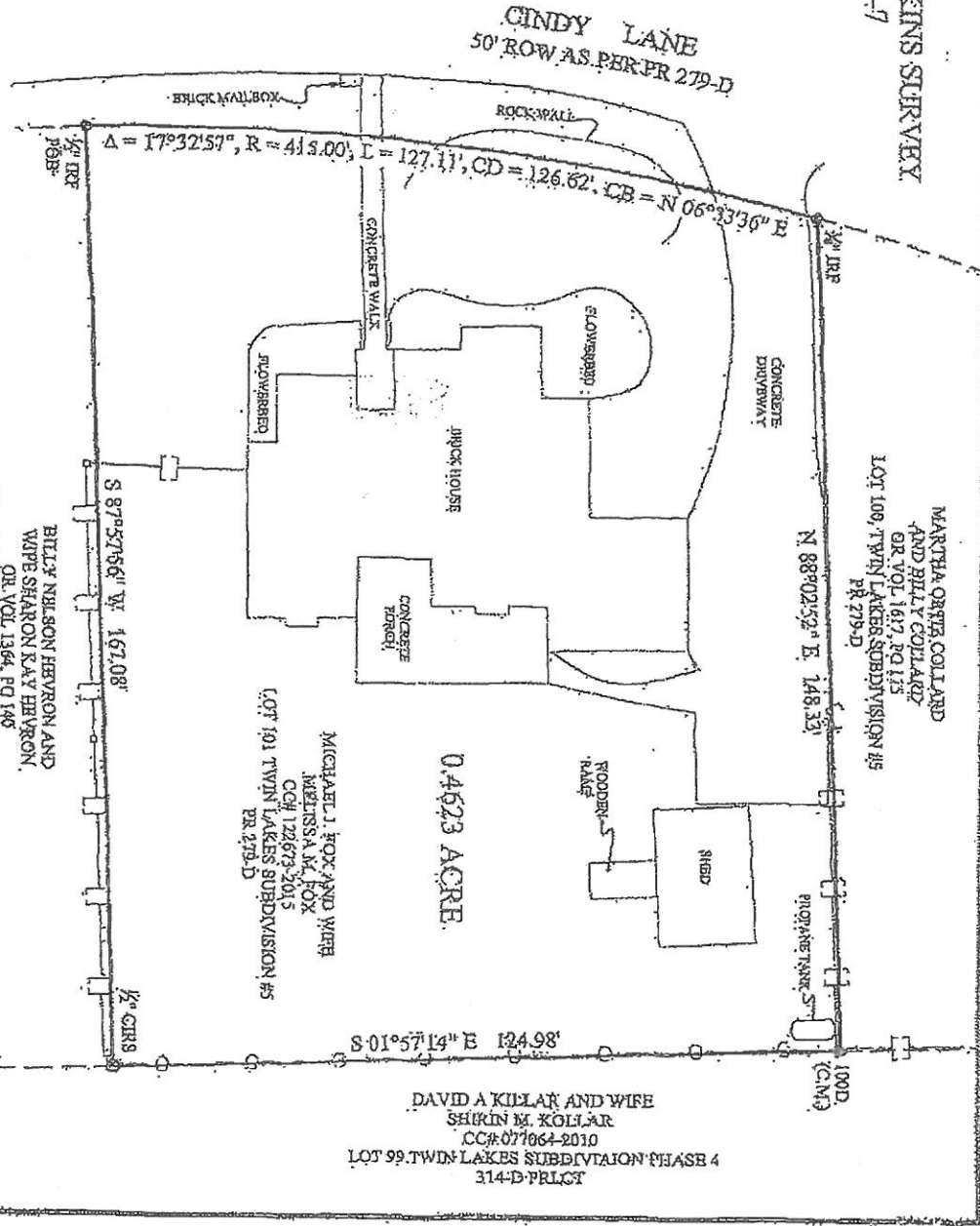
1. KEVIN K. WHITLEY, REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, RELS #3892, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN REPRESENTS AN ACTUAL ON-THE-GROUND SURVEY CONDUCTED BY ME, JUNE 03, 2016.

KEVIN K. WHITLEY, RELS #3892
(Signature)
 06/15/2016



LEGEND

- CHRS
- ⊙ IR
- △ 100D
- (C.M.)
- (C.M.)
- PK
- POP
- WOOD FENCE
- CHAINS LINK FENCE
- EXISTING PROPERTY LINE
- CAPPED IRON ROD SET
- IRON ROD FOUND
- 100D NAIL STAMPED IN POUND
- CONTRASTING MONUMENT
- COUNTY CLERK'S DOCUMENT NUMBER
- OFFICIAL PROPERTY RECORDS
- PLAT RECORDS
- POINT OF BEGINNING



MARTHA ORTEGA COLLARD
AND BILLY COLLARD
OR VOL 167, PG 113
LOT 100, TWIN LAKES SUBDIVISION #5
PR 279-D

0.4623 ACRE

MICHAEL J. FOX AND WIFE
MELISSA M. FOX
CG# 12679-2015
LOT 101 TWIN LAKES SUBDIVISION #5
PR 279-D

BILLY NELSON HEYRON AND
WIFE SHARON KAY HEYRON
OR VOL 1364, PG 146
LOT 102, TWIN LAKES SUBDIVISION #5
PR 279-D

DAVID A KILLAR AND WIFE
SHRIN M. KOLLAR
CG# 077064-2010
LOT 99, TWIN LAKES SUBDIVISION PHASE 4
314-D-PRCCT

BEYHEA
0.4623 ACRES
CITY OF RENO
LAMAR COUNTY, TEXAS
JUNE 2016

HAZARD
ENGINEERING
INCORPORATED
4445 SEE COOPER RD, SUITE 100
DALLAS, TEXAS 75244
TEL: 972.987.1000

HEI # 960850

Metes and Bounds Description
0.4623 Acres
Lamar County, Texas
June 2016

Being 0.4623 acres of land located within the corporate limits of the City of Reno, County of Lamar, State of Texas, being a part of the Wesley Askins Survey, Abstract Number 7, and being Lot 101, of Twin Lakes Subdivision Phase 5 as shown on the plat recorded in Envelope 279-D of the Plat Records of Lamar County, Texas and as conveyed from Michael D. Chapman and wife Judie R. Chapman to Michael J. Fox and wife, Melissa M. Fox on March 05, 2015 by Warranty Deed. Recorded in Lamar County Clerk's Document Number 122673-2015. The said 0.4623 acre tract fully described by metes and bounds as follows:

Beginning at a ½ inch iron rod found at the southwest corner of the aforementioned Lot 101, and at the northwest corner of Lot 102 of the aforementioned Twin Lakes Subdivision Phase 5, and as conveyed from James G. Davis and wife Terry Davis to Billy Nelson Hevron and wife Sharon Kay Hevron on August 21, 2003 by Special Warranty Deed with Vendor's Lien recorded in volume 1364, page 140 of the Official Public Records of Lamar County, said rod also being in the East right of way line of Cindy Lane (50' right of way as per the aforementioned plat of Twin Lakes Subdivision Phase 5), and said rod also being in a curve to the right having a central angle of 17°32'57" and a radius of 415.00 feet;

Thence along said curve to the right an arc distance of 127.11 feet, chord bearing and distance of N 06°33'36" E, 126.62 feet, to a ¾ inch iron rod found at the northwest corner of the aforementioned Lot 101, and at the southwest corner of Lot 100 of the aforementioned Twin Lakes Subdivision Phase 5 as conveyed from Mortgage Electronic Registration Systems, Inc. to Martha Ortiz Collard and Billy Collard on May 26, 2005 by Special Warranty Deed recorded in volume 1617, page 115 of the Official Public Records of Lamar County;

Thence N 88°02'52" E, along the common boundary line of the aforementioned Lot 101 and the aforementioned Lot 100, a distance of 148.33 feet to a 100D Nail stamped with an N (corner monument commonly set by Nelson Surveying) at the northeast corner of said Lot 101, and at the southeast corner of said Lot 100, and said 100D nail is also in the west boundary line of Lot 99 of Twin Lakes Subdivision Phase 4 as recorded in Envelope 314-D of the Plat Records of Lamar County, and as conveyed from Raymond James Sellek and Patricia Sue Sellek to David A. Kollar and wife Shirin M. Kollar on March 12, 2010 by Warranty Deed recorded in Lamar County Clerk's Document Number 077064-2010;

Thence S 01°57'14" E, along the common boundary line of the aforementioned Lot 101, and the aforementioned Lot 99, a distance of 124.98 feet to a ½ inch capped iron rod set at the southeast corner of said Lot 101 and at the northeast corner of the aforementioned Lot 102, and from said rod a ¾ inch iron rod found at the southeast corner of said Lot 102 bears S 01°57'14" E, a distance of 114.98 feet;

Thence S 87°37'56" W, along the common boundary line of the aforementioned Lot 101 and the aforementioned Lot 102, a distance of 167.08 feet to the place of beginning and containing 0.4623 acres of land.

NOTES

- The Reference Bearing for the tract of land described herein is NAD 1983 Texas State Plane Coordinate System Zone 4202.
- A one page 8.5"x11" sized plat accompanies this metes and bounds description.
- All monuments called to be ½ inch capped iron rod set are 2 foot long ½ inch diameter rods capped with a blue plastic cap stamped K. WHITLEY RPLS #5892.

I, KEVIN K. WHITLEY, REGISTERED PROFESSIONAL LAND SURVEYOR, #5892, STATE OF TEXAS, HEREBY CERTIFY THE ABOVE IS TAKEN FROM MEASUREMENTS MADE UPON THE GROUND AND WAS COMPLETED ON JUNE 03, 2016.


KEVIN K. WHITLEY, RPLS

06/23/2016
DATE

