

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FREESTONE County Deed of Trust:

Dated: June 22, 2001

Amount: \$55,575.00

Grantor(s): JAMES R BURKHALTER and PHYLLIS BURKHALTER

Original Mortgagee: JACKSONVILLE SAVINGS BANK, SSB, JACKSONVILLE, TEXAS

Current Mortgagee: GREEN TREE SERVICING LLC

Mortgagee Address: GREEN TREE SERVICING LLC, 4250 North , Fort Worth, TX 76137

Recording Information: Document No. 1004103

Legal Description: SEE EXHIBIT "A"

WHEREAS JAMES R BURKHALTER is deceased.

WHEREAS PHYLLIS BURKHALTER is deceased.

Date of Sale: May 5, 2015 between the hours of 10:00 AM. and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the FREESTONE County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

LORI GARNER OR SHARON ST. PIERRE OR PATRICIA CRENSHAW OR ROBERT LAMONT have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.


The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

HUGHES, WATTERS & ASKANASE, L.L.P.
333 Clay, Suite 2900
Houston, Texas 77002
Reference: 2014-028351


LORI GARNER OR SHARON ST. PIERRE OR PATRICIA CRENSHAW
OR ROBERT LAMONT
c/o Service Link
7301 N. Hwy 161, Ste. 305
Irving, Texas 75039

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Apr 10, 2015 AT 03:37P
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 130580
By: Allison French, Deputy



EXHIBIT "A"
DEED OF TRUST

All that certain lot Number Forty-Nine (49) of the Third Eastview Addition to the City of Fairfield, Freestone County, Texas, according to map or plat of such Addition of record in Volume 2, Page 44, of the Map Records, Freestone County, Texas.

This conveyance is made subject to the following matters, to the extent same are in effect at this time:

- (A) The following item as shown on survey dated June 16, 2001, as prepared by M. J. Raymond, RPLS No. 1858: Fence encroaches within the property line of the North, South and East sides of said Lot 49;
- (B) Any and all restrictions, set back lines, covenants, conditions, roadways, easements and all outstanding mineral reservations and/or conveyances, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.
