

6032

POSTED

SEP 06 2018

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NEWTON County

Deed of Trust Dated: July 19, 2006

Amount: \$40,500.00

Grantor(s): BRYANT BURKS and STACEY BURKS

TIME 2:30 P
BY: [Signature]
SANDRA R. DUCKWORTH, COUNTY CLERK

Original Mortgagee: JEFFERSON COUNTY MORTGAGE

Current Mortgagee: Bayview Loan Servicing, LLC

Mortgagee Address: Bayview Loan Servicing, LLC, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33146

Recording Information: Document No. 134727

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

Date of Sale: October 2, 2018 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 NEWTON 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.

MARGIE ALLEN OR KYLE BARCLAY, AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, KRISTIE ALVAREZ, JULIAN PERRINE, DOUG WOODARD, IAN MOSER, RENEE THOMAS, REVA ROUCHON-HARRIS, RENEE SPEIGHT OR JAMES DOLENZ 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. §§ 3901 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

[Signature]
RACHEL U. DONNELLY, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2017-003023

Margie Allen
MARGIE ALLEN OR KYLE BARCLAY, AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, KRISTIE ALVAREZ, JULIAN PERRINE, DOUG WOODARD, IAN MOSER, RENEE THOMAS, REVA ROUCHON-HARRIS, RENEE SPEIGHT OR JAMES DOLENZ
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

EXHIBIT 'A'

File No.: 843952-BT91 (CLM)
Property: 1466 CR 4117, Buna, TX

Being 1.002 acres of land out of Abstract 561, the T.M. GRINER SURVEY, Newton County, Texas, and being all of the 1.0 acre tract conveyed by Lee Williams, et ux, to Quince Hardin, et ux, by a deed dated November 18, 1960, said 1.002 acres being more fully described as follows:

Beginning at the Northeast corner of the above 1.0 acre tract, a 2" round concrete monument found for corner in the Southeast edge of the Devils Pocket paved county road;

Thence South $45^{\circ} 56' 40''$ East, 305.78 feet to the Southeast corner of the said tract, a 2" round concrete monument found for corner;

Thence South $44^{\circ} 16' 37''$ West, 154.47 feet to the Southwest corner of the said tract, a 2" round concrete monument found for corner;

Thence North $45^{\circ} 56' 53''$ West, 259.54 feet to the Northwest corner of the said tract, a 2" round concrete monument found for corner at a fence corner and in the Southeast edge of the aforementioned paved county road;

Thence North $27^{\circ} 35' 00''$ East, with the roads edge, 161.00 feet to the Place of Beginning, containing 1.002 acres of land.