

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: 12/03/2019

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Lamar County, pursuant to §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 of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/22/2002 and recorded in the real property records of Lamar County, TX and is recorded under Clerk's File/Instrument Number, 1261, Page 165, with Philip C. Lindsey and Rose Lindsey (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for WR Starkey Mortgage L.L.P mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Philip C. Lindsey and Rose Lindsey, securing the payment of the indebtedness in the original amount of \$56,552.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. The Bank of New York Mellon, as Trustee for the CWMBBS, Inc. Reperforming Loan REMIC Trust Certificates, Series 2004-R2 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN LAMAR COUNTY, TEXAS, ABOUT 8 ½ MILES NORTH, 40 DEGREES WEST FROM THE CITY OF PARIS; PART OF THE JOHN EMBERSON SURVEY, ABSTRACT NO. 324, AND BEING ALL OF A CALLED 2.187 ACRE TRACT OF LAND DESCRIBED IN DEED FROM RONNIE DAUGHERTY, ET AL., TO DONALD R. ELMORE, ET AL., DATED THE 17TH DAY OF JULY, 1998, AND RECORDED IN VOLUME 794, PAGE 137, OF THE REAL PROPERTY RECORDS OF LAMAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A ½" CAPPED IRON PIN (FOUND) FOR A CORNER IN THE NORTH LINE OF FM HIGHWAY 79, BEING THE SOUTHWEST CORNER OF SAID 2.187 ACRE TRACT, AND SAME BEING THE SOUTHEAST CORNER OF A CALLED 94.05 ACRE TRACT OF LAND DESCRIBED IN DEED TO JAMES E. TAIT AND WIFE, DONNA R. TAIT (VOLUME 518, PAGE 325 DR);

THENCE N 0 DEGREES 08 MINUTES 28 SECONDS W ALONG A FENCE LINE, WEST LINE OF SAID 2.187 ACRE TRACT, AND EAST LINE OF SAID 94.05 ACRE TRACT, A DISTANCE OF 525.3123', TO AN 8" FENCE CORNER POST, BEING THE NORTHWEST CORNER OF SAID 2.187 ACRE TRACT AND AN INNER CORNER OF SAID 94.05 ACRE TRACT;

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



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THENCE 88 DEGREES 45 MINUTES 50 SECONDS E ALONG A FENCE LINE, NORTH LINE OF SAID 2.187 ACRE TRACT, AND A SOUTH LINE OF SAID 94.05 ACRE TRACT, A DISTANCE OF 183.3882' TO A ½" IRON PIN (FOUND) FOR A CORNER, BEING THE NORTHEAST CORNER OF SAID 2.187 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER A CALLED 2.085 ACRE TRACT OF LAND DESCRIBED IN DEED TO BILLY DENNIS AND WIFE, MARGIE DENNIS (VOLUME 864, PAGE 43 RP);

THENCE S 0 DEGREES 11 MINUTES 00 SECONDS W ALONG A FENCE LINE, EAST LINE OF SAID 2.187 ACRE TRACT, AND WEST LINE OF SAID 2.085 ACRE TRACT, A DISTANCE OF 521.4846 FEET TO A 1 INCH IRON PIN (FOUND) FOR A CORNER IN THE NORTH LINE OF SAID FM HIGHWAY 79, BEING THE SOUTHEAST CORNER OF SAID 2.187 ACRE TRACT, AND SOUTHWEST CORNER OF SAID 2.085 ACRE TRACT;

THENCE N 89 DEGREES 57 MINUTES 34 SECONDS W ALONG THE NORTH LINE OF SAID HIGHWAY AND SOUTH LINE OF SAID 2.187 ACRE TRACT, A DISTANCE OF 180.3827 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.185 ACRES OF LAND.

THE BEARINGS RECITED HEREIN ARE BASED ON THE DEED CALL OF THE EAST LINE OF SAID 2.187 ACRE TRACT, BEING S 0 DEGREES 11 MINUTE W. THIS DESCRIPTION WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND UNDER MY SUPERVISION AND FIELD NOTES COMPLETED NOVEMBER 25, 2002.

ACCORDING TO THE LAMAR COUNTY, TEXAS, FLOOD HAZARD BOUNTY MAPS, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NO. 480891-0005 A, EFFECTIVE DATE OF NOVEMBER 29, 1977, NONE OF THE ABOVE DESCRIBED TRACT OF LAND APPEARS TO LIE WITHIN THE 100 YEAR FLOOD PLAIN.

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. The Bank of New York Mellon, as Trustee for the CWMBS, Inc. Reperforming Loan REMIC Trust Certificates, Series 2004-R2, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715



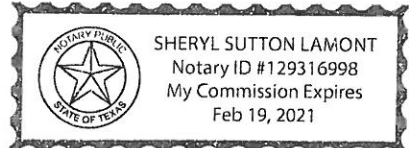
SUBSTITUTE TRUSTEE

Robert LaMont, Harriett Fletcher, Sheryl LaMont, 10-24-19
Allan Johnston, Sharon St. Pierre, Ronnie Hubbard,
1320 Greenway Drive, Suite 300
Irving, TX 75038 OR Robert LaMont, Harriett
Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan
Johnston, Ramiro Cuevas, Aurora Campos, Jonathan
Harrison, Shawn Schiller, Patrick Zwiars, Darla
Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno
whose address is 1 Mauchly, Irvine, CA 92618

STATE OF TEXAS
COUNTY OF GREGG

Before me, the undersigned authority, on this day personally appeared Robert LaMont, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24 day of October, 2019.



Sheryl Sutton LaMont
NOTARY PUBLIC in and for

GREGG COUNTY
My commission expires: Feb-19, 2021
Print Name of Notary:
Sheryl Sutton LaMont

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ 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: _____
Date: _____