

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: January 3, 2014	Original Mortgagor/Grantor: MARSHALL BATTLE AND CECELIA A. KEY
Original Beneficiary / Mortgagee: GREEN TREE SERVICING LLC.	Current Beneficiary / Mortgagee: THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR WIMC CAPITAL TRUST 2011-1
Recorded in: Volume: n/a Page: n/a Instrument No: 112696-2014	Property County: LAMAR
Mortgage Servicer: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	Mortgage Servicer's Address: 55 Beattie Place, Suite 110, MS#001, Greenville, SC 29601

* 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 property securing the above referenced loan.

Secures: Note in the original principal amount of \$24,000.00, executed by MARSHALL BATTLE; CECELIA A KEY and payable to the order of Lender.

Property Address/Mailing Address: 346 SW 25TH ST, PARIS, TX 75460

Legal Description of Property to be Sold: SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF PARIS, LAMAR COUNTY, TEXAS, A PART OF THE ASA JARMAN SURVEY, ABSTRACT 479; ALSO BEING A PART OF LOTS 21 AND 22 OF PORTERS FIRST ADDITION AS SHOWN BY PLAT RECORDED IN VOLUME 092, PAGE 403, OF THE LAMAR COUNTY DEED RECORDS; ALSO BEING THE SAME LAND CONVEYED TO JAMES P. FINNEY AND WIFE, PEGGY FINNEY, BY DEED RECORDED IN VOLUME 545, PAGE 086, OF THE LAMAR COUNTY REAL PROPERTY RECORDS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST BOUNDARY LINE OF SOUTHWEST 25TH STREET, AT THE NORTHEAST CORNER OF SAID LOT 22 AND FINNEY TRACT;

THENCE SOUTH WITH SAID WEST BOUNDARY LINE A DISTANCE OF 100.0 FEET TO A POINT AT THE SOUTHEAST CORNER OF THE FINNEY TRACT;

THENCE WEST A DISTANCE OF 163.0 FEET TO A POINT IN THE WEST LINE OF SAID LOT 21 AT THE SOUTHWEST CORNER OF THE FINNEY TRACT.

THENCE NORTH A DISTANCE OF 100.0 FEET TO A POINT IN THE NORTHWEST CORNER OF LOT 21 AND THE FINNEY TRACT;

THENCE EAST A DISTANCE OF 163.0 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 0.374 ACRE OF LAND

Date of Sale: October 06, 2020

Earliest time Sale will begin: 1:00 PM

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 10th DAY OF Sept. 2020

Place of sale of Property: THE EAST FOYER, JUST INSIDE THE FIRST FLOOR EAST ENTRANCE TO THE LAMAR COUNTY COURTHOUSE AT 119 NORTH MAIN STREET, PARIS, LAMAR COUNTY

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR WIMC CAPITAL TRUST 2011-1*, the owner and holder of the Note, has requested Sue Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or Zoran W. Spasic whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

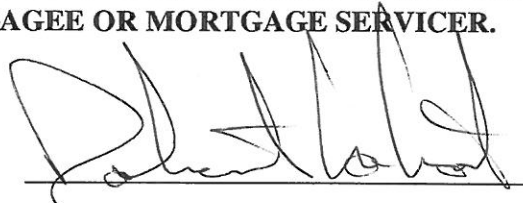
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR WIMC CAPITAL TRUST 2011-1* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Sue Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or Zoran W. Spasic whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Sue Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or Zoran W. Spasic whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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.



SUBSTITUTE TRUSTEE

Robert LaMont 9-10-2020

Sue Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher,
Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or Zoran
W. Spasic, Trustee

c/o Robertson, Anschutz, Schneid & Crane LLC, 10700
Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH:
(470)321-7112