

JAN 3 1 2019

NOTICE OF TRUSTEE'S SALE

By Deputy
Smille

DEED OF TRUST INFORMATION:

Grantor(s)	Robert D. Lee	Deed of Trust Date	October 23, 2012
Original Mortgagee	LegacyTexas Bank	Original Principal	\$300,000.00
Recording Information	Instrument #: 7330 Book #: 66 Page #: 460 in Brown County, Texas	Original Trustee	Audrey A. Duncan or George A. Fisk
Property Address	County Road 334, Blanket, TX 7432	Property County	Brown

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	LegacyTexas Bank	Mortgage Servicer	LegacyTexas Bank
Current Beneficiary	LegacyTexas Bank	Mortgage Servicer Address	2101 Custer Road, Plano, TX 75075

SALE INFORMATION:

Date of Sale	03/05/2019
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The South hallway of the first floor of the Brown County Courthouse County Courthouse in Brown County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Brown County Commissioner's Court.
Substitute Trustees	<u>Linda Joan Reppert</u> , Howard Whitney, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	5001 Spring Valley Road, Suite 1020W, Dallas, Texas 75244

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
ALL OF THAT CERTAIN 236.16 ACRE TRACT OR PARCEL OF LAND BEING OUT OF THE G.S. GORBETT SURVEY NO. 16, ABSTRACT NO. 37 BEING SITUATED IN BROWN COUNTY, TEXAS 8.506828 MILES, NORTH 46 DEGREES, 28' 12.4" E, OF THE COURT HOUSE OF BROWN COUNTY TEXAS, AND BEING 34.560019 MILES, N 38 DEGREES, 35' 48.7" E OF THE GEOGRAPHICAL CENTER OF THE STATE OF TEXAS, BEING PART OF A 122.03 ACRE TRACT MORE FULLY DESCRIBED IN A DEED OF TRUST BEING OF RECORD IN VOLUME 1005, PAGE 061, OF THE DEED OF TRUST RECORDS OF SAID COUNTY, AND PART OF A 234.9 ACRE TRACT AS CONVEYED BY DEED FROM CALVIN F. EVANS AND JOE DENNIS EVANS, TO CALVIN F. EVANS, DATED NOVEMBER 4, 1982, BEING OF RECORD IN VOLUME 821, PAGE 912, OF THE DEED RECORD OF SAID COUNTY, AND IS FURTHER DESCRIBED AS OCCUPIED AS FOLLOWS:

BEGINNING AT 4" STEP IN CONCRETE IN THE NORTHERLY OCCUPIED LINE OF SAID SURVEY NO. 16, BEING THE NWC OF SAID 122.03 ACRE TRACT FOR THE NORTH WEST CORNER OF THIS;

THENCE NORTH 87 DEGREES 33 MINUTES 52 SECONDS EAST, WITH FENCE LINE ALONG NORTHERLY LINE OF SAID SURVEY NO. 1 AND SAID 122.03 ACRE TRACT, PASSING THE SWC OF COUNTY ROAD NO. 334, AND CONTINUING WITH A TOTAL DISTANCE OF 3138.73 FEET TO A 3" STEEL FENCE CORNER POST IN CONCRETE, AND CONTINUING WITH EXISTING FENCE LINES ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID COUNTY ROADWAY, SOUTH 65 DEGREES 36 MINUTES 37 SECONDS EAST, 82.38 FEET TO A 3" STEEL FENCE CORNER POST IN CONCRETE, SOUTH 52 DEGREES 21 MINUTES 55 SECONDS EAST, 73.32 FEET TO A 3" STEEL FENCE CORNER POST IN CONCRETE, SOUTH 41 DEGREES 06 MINUTES 31 SECONDS EAST, 72.67 FEET TO A 3" STEEL FENCE CORNER POST IN CONCRETE, SOUTH 22 DEGREES 12 MINUTES 21 SECONDS EAST, 78.12 FEET TO A 3" STEEL FENCE CORNER POST IN CONCRETE SOUTH 04 DEGREES 14 MINUTES 20 SECONDS EAST, 79.80 FEET TO A 3" STEEL FENCE CORNER POST IN CONCRETE, AND SOUTH 02 DEGREES 38 MINUTES 21 SECONDS EAST, 1284.41 FEET TO A 3"

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STEEL FENCE CORNER POST IN CONCRETE BEING THE NEC OF SAID 234.9 ACRE TRACT, AND CONTINUING WITH SAID COUNTY ROADWAY, SOUTH 02 DEGREES 32 MINUTES 53 SECONDS EAST 1590.34 FEET TO A 1/2" IRON ROD SET, FOR THE SOUTH EAST CORNER OF THIS:

THENCE NORTH 87 DEGREES 45 MINUTES 51 SECONDS WEST, CROSSING PASTURE AND POST SET ON LINE, A TOTAL DISTANCE OF 3454.75 FEET TO A 4" STEEL FENCE CORNER POST IN CONCRETE IN THE WESTERLY LINE OF 234.90 ACRE TRACT, FOR THE SOUTH WEST CORNER OF THIS;

THENCE NORTH 01 DEGREES 13 MINUTES 20 SECONDS WEST, WITH FENCE LINE, 959.54 FEET TO A 2" STEEL FENCE CORNER POST AND NORTH 01 DEGREES 09 MINUTES 25 SECONDS WEST, 357.02 FEET TO A 3" STEEL FENCE CORNER POST IN CONCRETE BEING THE SWC OF SAID 122.03 ACRE TRACT AND CONTINUING WITH FENCE LINE. NORTH 00 DEGREES 04 MINUTES 54 SECONDS WEST 1572.82 FEET TO THE PLACE OF BEGINNING AND CALCULATED TO CONTAIN 23.16 ACRES OF LAND IN AREA.

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale.

TAHERZADEH, PLLC

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to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refileing may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property

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.

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.

Dated January 30, 2019.


Selim H. Taherzadeh
5001 Spring Valley Road
Suite 1020W
Dallas, TX 75244
(469) 729-6800

Sinda Joan Peppert
Substitute Trustee

Return to: TAHERZADEH, PLLC
5001 Spring Valley Road, Suite 1020W, Dallas, TX 75241

