

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: July 05, 2016

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE SOUTH HALL ENTRANCE ON THE FIRST FLOOR OF THE JONES COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Fnrreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 22, 2005 and recorded in Document VOLUME 220, PAGE 072 real property records of JONES County, Texas, with BRAXTON W. BRYANT, grantor(s) and FIRST AMERICAN BANK, SSB, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BRAXTON W. BRYANT, securing the payment of the indebtednesses in the original principal amount of \$45,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PROF-2013-S3 LEGAL TITLE TRUST, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. FAY SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FAY SERVICING LLC
440 S. LASALLE ST. 20TH FLOOR
CHICAGO, IL 60605

TERRY BROWDER, LARKA BROWDER OR MARSHA MONROE
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the JONES County Clerk and caused to be posted at the JONES County courthouse this notice of sale.

Declarants Name: _____
Date: _____

POSTED NOTICE

DATE 5-31-16 TIME 12:50p.m.

Aleedan Jennings
JONES COUNTY CLERK, JONES CO., TX

BY: Christina Gallardo





LEASEHOLD ESTATE ONLY:

BEING A 0.335 ACRE TRACT AND CONTAINING 0.259 ACRES OUT OF THE NORTH PART OF LOT 276, FORT PHANTOM HILL LAKE LOTS, CITY OF ABILENE, JONES COUNTY, TEXAS, A COPY OF THE MAP OF LOTS 271 THROUGH 287, SHEET 13 OF 20 SHEETS IS ON FILE IN THE DRAFTING AND LOCATION OFFICE AT THE GRIMES WATER TREATMENT PLANT, ABILENE, TAYLOR COUNTY, TEXAS, AND 0.076 ACRES OUT OF A 1758.7 ACRE TRACT RECORDED IN VOLUME 225, PAGE 57, DEED RECORDS, JONES COUNTY, TEXAS, SAID 0.335 ACRE TRACT BEING OUT OF THE C.A. ABBOTT SURVEY NO. 71, JONES COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD AND CAP SET FOR THE SE CORNER THIS TRACT ON THE NORTH BOUNDARY LINE OF BLACKFOOT ROAD AND THE EAST BOUNDARY LINE OF SAID LOT 276 FROM WHICH A 1/2" IRON ROD AND CAP SET FOR THE SE CORNER OF SAID LOT 276 BEARS S 18 DEGREES 59' 50" W 17.64 FEET AND THE SW CORNER OF LOT 273 A FOUND 1/2" IRON ROD BEARS S 18 DEGREES 59' 50" W 17.64 FEET AND S 71 DEGREES 00' 10" E 200.01 FEET;

THENCE N 60 DEGREES 59' W 50.52 FEET TO A 3/8" IRON ROD AND CAP SET FOR A CORNER ON THE NORTH BOUNDARY LINE OF BLACKFOOT ROAD;

THENCE N 53 DEGREES 09' W 52.79 FEET TO A 3/8" IRON ROD AND CAP SET FOR THE SW CORNER OF THIS TRACT ON THE NORTH BOUNDARY LINE OF BLACKFOOT ROAD AND THE WEST BOUNDARY LINE OF LOT 276, FROM WHICH A 1/2" IRON ROD AND CAP SET FOR THE SW CORNER OF LOT 276 BEARS S 18 DEGREES 59' 50" W 42.61 FEET AND THE RECOGNIZED COMMON SOUTH CORNER OF LOTS 281 AND 282, A FOUND 1/2" IRON ROD, BEARS S 18 DEGREES 59' 50" W 42.61 FEET AND N 47 DEGREES 00' W 499.93 FEET;

THENCE N 18 DEGREES 59' 50" E 105.39 FEET TO A 1/2" IRON ROD AND CAP SET FOR THE NW CORNER OF SAID LOT 276;

THENCE S 63 DEGREES 02' E 6.10 FEET TO A POINT ON THE WEST SIDE OF A ROCK FOOTING FOR A FENCE;

THENCE N 31 DEGREES 15' E 55.28 FEET TO A POINT AT THE NW CORNER OF A ROCK RETAINING WALL FOR THE NW CORNER OF THIS TRACT;

THENCE S 43 DEGREES 12' 55" E 28.14 FEET ALONG THE NORTH SIDE OF SAID ROCK RETAINING WALL TO A POINT;

THENCE S 36 DEGREES 01' 30" E 68.47 FEET TO A POINT ON THE NORTH SIDE OF SAID ROCK RETAINING WALL FOR THE NE CORNER OF THIS TRACT;

THENCE S 14 DEGREES 15' 30" W 14.85 FEET TO A 1/2" IRON ROD AND CAP SET FOR THE NE CORNER OF SAID LOT 276;

THENCE S 18 DEGREES 59' 50" W 116.36 FEET ALONG THE EAST BOUNDARY LINE OF SAID LOT 276 TO THE POINT OF BEGINNING AND CONTAINING 0.335 ACRE OF LAND MORE OR LESS.

