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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.

FILED  
AT 3 O'CLOCK P M  
AUG 29 2016

1. **Date, Time, and Place of Sale.**

Date: October 04, 2016

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE NORTH DOOR OF THE CORYELL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

*Rebecca Simpson*  
COUNTY CLERK, CORYELL CO., TEXAS

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 09, 2006 and recorded in Document CLERK'S FILE NUMBER 200878 real property records of CORYELL County, Texas, with JOHN BARRON AND CHANELLE BARRON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOHN BARRON AND CHANELLE BARRON, securing the payment of the indebtednesses in the original principal amount of \$48,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note METROPOLITAN LIFE INSURANCE COMPANY 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

*Cecil Kester*

CECIL KESTER OR REBECCA HUMPHRIES  
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 CORYELL County Clerk and caused to be posted at the CORYELL County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_



**EXHIBIT "A"**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN CORYELL COUNTY, TEXAS AND BEING 0.260 ACRES OF LAND OUT OF THE C. CAZANOBA SURVEY A-150 AND BEING A PORTION OF BLOCKS NO. 13 AND 14 OF THE ORIGINAL TOWN OF GATESVILLE ALSO BEING THAT TRACT DESCRIBED IN DEED TO JAMES DOUGLAS FREEMAN AND WIFE TRACEY RUTH FREEMAN PER VOL. 511, PAGE 665, CORYELL COUNTY DEED RECORDS, SAID 0.260 ACRE TRACT DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A STEEL PIN FOUND IN THE NORTH LINE OF LEON STREET, THE SEC OF SAID 0.260 ACRE TRACT AND THE SEC OF THIS;

THENCE N89-49-21 W ALONG THE NORTH LINE OF LEON STREET, AT 74.79 FEET PASSING THE SWC OF BLOCK NO. 13, AT 89.79 FEET A STEEL PIN FOUND, THE SWC OF THIS;

THENCE N00-09-46W PARTIALLY ALONG FENCE AT 126.0 FEET A STEEL PIPE FOR A CORNER POST, THE NWC OF THIS;

THENCE S89-49-21E ALONG A CHAINLINK FENCE, AT 15.00 FEET RECROSSING INTO BLOCK NO. 13, AT 89.79 FEET A PIPE FOR A CORNER POST, THE NEC OF THIS;

THENCE S00-09-46E PARTIALLY ALONG FENCE AT 126.0 FEET THE POINT OF BEGINNING AND CONTAINING 0.260 ACRES OF LAND, MORE OR LESS.



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