

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 30, 2004, CHARLES E. BURLBAW, JOINED HEREIN PRO FORMA BY HIS SPOUSE, TERRI A. HARPER, executed a Deed of Trust/Security Instrument conveying to G. TOMMY BASTIAN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2004-0063255, in Book 5660, at Page 07173, in the DEED OF TRUST OR REAL PROPERTY records of COLLIN COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, DECEMBER 6, 2016**, between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **COLLIN COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §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 was posted.

Said Real Estate is described as follows:

BEING A TRACT OF LAND SITUATED IN THE S.D. TERRY SURVEY, ABSTRACT NO. 890, COLLIN COUNTY, TEXAS, AND BEING A PART OF A TRACT OF LAND CONVEYED TO DONALD R. WOODS, ET UX BY DEED RECORDED IN VOLUME 732, PAGE 339 AND BEING A PART OF A TRACT OF LAND CONVEYED TO H.H. SNAVELY BY DEED RECORDED IN VOLUME 53, PAGE 378 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 3318 FM 982
PRINCETON, TX 75407
Mortgage Servicer: BANK OF AMERICA, N.A.
Noteholder: BANK OF AMERICA, N.A.
7105 CORPORATE DRIVE
PLANO, TX 75024-4100

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE NOTICE

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.

WITNESS MY HAND this 18th day of October, 2016.



Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Denise Boerner, Tim Lewis, Russell Stockman, Rick Snoke, Phillip Pierceall, Ross Bandy, Travis Kaddatz, Troy Robinett, Clay Golden, Frederick Britton, Robert Aguilar, Doug Rodgers, Evan Press, Mitch Jordan, Bob Dickerson, Craig Muirhead, Wendy Lambert, Matt Hansen, Terry Waters, Kristie Alvarez, Michelle Schwartz, Substitute Trustees

FILED
COLLIN COUNTY CLERK
STACEY KEMP

2016 OCT 18 PM 1:42

FILED

Marinosci & Law Group
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

EXHIBIT "A"Escrow/Closing # 1412000362
Doc ID # 0006223439804004
MIN 1000157-0003573734-1

BEING a tract of land situated in the S.D. Terry Survey, Abstract No. 890, Collin County, Texas, and being a part of a tract of land conveyed to Donald R. Woods, et ux by deed recorded in Volume 732, Page 339 and being a part of a tract of land conveyed to H.H. Snavely by deed recorded in Volume 53, Page 378 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

Beginning at an Iron rod found in the West line of FM Highway No. 982, being located S 00 deg 11 min 02 sec W, along said West line, a distance of 138.12 feet from the South line of County Road No. 392;

Thence S 00 deg 11 min 02 sec W, along said West line, a distance of 249.51 feet to an iron rod found for the Northeast corner of a tract of land conveyed to Jerry D. Collander by deed recorded in Volume 4480, Page 2124 of the Deed Records of Collin County, Texas;

Thence N 89 deg 40 min 07 sec W, along the North line of said Collander tract, a distance of 435.78 feet to an iron rod found for corner in an East line of a tract of land conveyed to Harold F. Smith by deed recorded in Volume 3599, Page 421 of the Deed Records of Collin County, Texas, and being the same East line described in Boundary Line Agreement recorded in Volume 3599, Page 412 of the Deed Records of Collin County, Texas;

Thence Northerly and Easterly, along the following courses as set forth in said Boundary Line Agreement and with lines of said Smith tract:

N 27 deg 27 min 10 sec E, a distance of 87.44 feet to an iron rod found for corner;

S 88 deg 53 min 40 sec E, a distance of 233.54 feet to an iron rod found for corner; N 02 deg 17 min 43 sec E, a distance of 172.99 feet to an iron rod found for corner;

N 89 deg 37 min 00 sec E, a distance of 156.84 feet to the Point of Beginning, and containing 1.3572 acres of land, more or less.