

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
10/30/2009

Grantor(s)/Mortgagor(s):
MICHAEL E. GRAY AND CARLETTA Y. GRAY,
HUSBAND AND WIFE

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR WR STARKEY MORTGAGE, L.L.P., ITS
SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Lakeview Loan Servicing, LLC

Recorded in:
Volume: 791
Page: 808
Instrument No: 2619

Property County:
MARION

Mortgage Servicer:
M&T Bank is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Fountain Plaza,
Buffalo, NY 14203

Legal Description: SEE EXHIBIT ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL
PURPOSES

Date of Sale: 6/4/2019

Earliest Time Sale Will Begin: 10am

Place of Sale of Property: THE AUSTIN STREET COURTHOUSE DOOR 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.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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.

Pat Walker

Pat Walker, Sue Spasic, Zoran Spasic, Terri Worley,
Carol Hampton, Jeffrey Hampton, Lisa DeLong,
Robert LaMont, Sheryl LaMont, Ronnie Hubbard,
Sharon St. Pierre or Allan Johnston
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

FILED FOR RECORD
19 APR 18 PM 1:09
MARION CO. CLERK
YVONNE SMITH
DEPUTY

MH File Number: TX-15-26179-FC
Loan Type: Farm Loan

EXHIBIT "A"

That certain 0.19 acre tract of land situated in the North part of Lot 10 and Lot 11, Block 96, Alley Addition, City of Jefferson, Stephen Smith Survey, A-345, Marion County, Texas, and being two tracts recorded in Vol. 502, Pg. 423 of the Official Public Records Marion County, Texas said 0.19 acre of land being more particularly described by metes and bounds as follows: (Bearing Basis: Deed Record: 502/423)

Beginning at a 1/8" iron rod found in the East right-of-way of Bridge Street for the Northwest corner of Lot 10, Block 96 and this tract, also the Southwest corner of Lot 8;

Thence: S 89° 53' 33" E, 99.80 feet along the North line of Lot 10 and 11, South line of Lot 9 and 8, to a 1/8" iron rod found for the Northeast corner of this tract and Lot 11, Northwest corner of Lot 12, Southeast corner of Lot 8;

Thence: S 00° 10' 11" W, 81.20 feet along the East line of Lot 11, West line of Lot 12 to a 1/8" iron found for the Southeast corner of this tract;

Thence: N 89° 45' 33" W 99.80 feet to a 1/8" iron rod found in the East right-of-way of Bridge Street for the Southwest corner of this tract;

Thence: N 00° 10' 20" E, 80.97 feet along the West line of Lot 10, and the East right-of-way of Bridge Street to the Point of Beginning, containing 0.19 acres of land, more or less.