

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: May 01, 2018

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

Place THE EAST ENTRANCE OF THE MILAM 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 Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 24, 2009 and recorded in Document VOLUME 1112, PAGE 132 real property records of MILAM County, Texas, with SHERRY TALAFUSE LOPEZ AND GUADALUPE LOPEZ JR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SHERRY TALAFUSE LOPEZ AND GUADALUPE LOPEZ JR, securing the payment of the indebtednesses in the original principal amount of \$128,346.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. 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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP  
7105 CORPORATE DRIVE  
PLANO, TX 75024



PETE FLOREZ, AARTI PATEL, MARTINA DANIELIAN, PATRICIA SANDERS, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, PAMELA THOMAS, EVAN PRESS, FLORENCE ROSAS, JOHN LATHAM, MICHAEL LATHAM, JOHN W LATHAM, BRETT ADAMS, OR TOBEY LATHAM  
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 MILAM County Clerk and caused to be posted at the MILAM County courthouse this notice of sale

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

Filed 19 day of March  
in 2018, At 10:00 M.  
BARBARA VANSAN  
County Clerk, Milam County, Texas  
By [Signature]  
Deputy



EXHIBIT "A"
-------------

ALL THAT CERTAIN TRACT OR PARCEL, OF LAND SITUATED IN MILAM COUNTY, TEXAS, BEING PART OF THE JOSE ANTONIO PENA SURVEY,

ABSTRACT NO. 43 AND BEING PART OF A 18 ACRE TRACT AS CONVEYED FROM AUGUSTINE MAREK, ET UX TO GARY L TALAFUSE, ET

AL BY DEED DATED MAY 3, 1994 AND BEING RECORDED IN VOLUME 690, PAGE 189 OF THE OFFICIAL RECORDS OF SAID MILAM COUNTY AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT.

BEGINNING AT AN IRON PIN FOUND AT A FENCE CORNER POST ON THE EAST LINE OF COUNTY ROAD NO. 110 FOR THE SOUTHWEST

CORNER OF A GRADY BRAZEAL ESTATE 27 65 ACRE TRACT (728/186) AND FOR A COMMON NORTHWEST CORNER OF SAID ORIGINAL 18

ACRE TRACT AND OF THIS TRACT; THENCE S71°00'00"E (DEED BEARING) - 471.67 FEET WITH AN OCCUPIED COMMON LINE AS FENCED BETWEEN SAID ORIGINAL 18 ACRE TRACT AND SAID BRAZEAL 27 65 ACRE TRACT TO AN IRON PIN SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S19°23'37"W - 182.58 FEET ENTERING SAID ORIGINAL 18 ACRE TRACT FOR DIVISION TO AN PIN SET FOR THE SOUTHEAST CORNER OF THIS TRACT,

THENCE N71°31'03"W - 471.72 FEET WITH THE PROLONGATION OF AN OCCUPIED COMMON FENCE LINE BETWEEN SAID ORIGINAL

18 ACRE TRACT AND A GARY L TALAFUSE, ET UX 2 ACRE TRACT (626/727) TO AN PIN SET ON THE EAST LINE OF SAID COUNTY ROAD

NO 110 FOR THE NORTHWEST CORNER OF SAID 2 ACRE TRACT, SAME BEING THE MOST NORTHERLY SOUTHWEST CORNER OF SAID 18

ACRE TRACT AND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N19°23'37"E - 186.84 FEET WITH AN OCCUPIED COMMON LINE AS FENCED BETWEEN THE EAST LINE OF SAID COUNTY

ROAD NO 110 AND SAID ORIGINAL 18 ACRE TRACT TO THE PLACE OF BEGINNING AND CONTAINING 2 000 ACRES OF LAND, MORE OR LESS



NOS0000007313398