

M & T BANK (MTT)
THOMPSON, JERRY
2760 LANCER ROAD, GREENVILLE, TX 75401

FHA 491-9080415-703
Firm File Number: 19-034739

F2

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 19, 2008, JERRY THOMPSON AND JOANNE THOMPSON, HUSBAND AND WIFE, AS JOINT TENANTS, as Grantor(s), executed a Deed of Trust conveying to TOMMY BASTIAN, BARRETT BURKE WILSON CASTLE DAFFIN & FRAPPIER, L.L.P., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORPORATION, ITS SUCCESSOR AND ASSIGNS in payment of a debt therein described. The Deed of Trust was filed in the real property records of HUNT COUNTY, TX and is recorded under Clerk's File/Instrument Number 3215 Volume 1719, Page 360, to which reference is herein made for all purposes.

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 contingency and in the manner authorized by said Deed of Trust; and

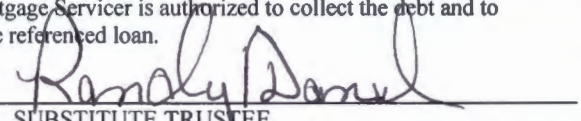
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, March 3, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Hunt** 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Hunt, State of Texas:

PLEASE SEE EXHIBIT "A"

Property Address: 2760 LANCER ROAD
GREENVILLE, TX 75401
Mortgage Servicer: M & T BANK
Mortgagee: LAKEVIEW LOAN SERVICING, LLC
1 FOUNTAIN PLAZA
6TH FLOOR
BUFFALO, NY 14203-1495

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 property securing the above referenced loan.



SUBSTITUTE TRUSTEE
Darla Boettcher, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Jami Hutton, Dana Kamin, Lisa Bruno, Ronda Tyler, Harriett Fletcher, Robert LaMont, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

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 military service to the sender of this notice immediately.

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX
20 JAN 13 AM 8:53
BY: [Signature] DEPUTY

EXHIBIT "A"

Notified

BEING a 2.242 acre tract and being all that certain lot, tract or parcel of land situated in the Joseph Reed Survey, Abstract No. 891, Hunt County, Texas, and being all of a called 2.249 acre tract described as part of Lot 20, Lancer Estates, according to the plat thereof recorded in Cabinet A, Glide 279, Hunt County Plat Records, in a deed from O. T. Parker and wife Wanda J. Parker to Ronald Wayne Mitchell and Julia Lee Cartwright as recorded in Volume 326, Page 3, Hunt County Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the southeast corner of said 2.249 acre tract and the northerly most southwest corner of a called 7.52 acre tract described as Lot 19, Lancer Estates, in a deed to Hodapp as recorded in Volume 917, Page 154, H.C.D.R., on the north line of County Road No. 4101 (Lancer Road) and at the beginning of a curve to the left, for a corner;

THENCE along the southernmost south line of said 2.249 acre tract, the north line of said county road and along said curve having a radius of 50.00 feet, an arc length of 15.37 feet, being subtended by a chord of S 84°21'02" W a distance of 15.31 feet to a 3/8 inch iron rod found at the southerly most southwest corner of said 2249 acre tract and the northerly most southeast corner of a called 13.486 acre tract described as part of Lot 20, Lancer Estates, in a deed to Deceasar as recorded in Volume 1611, Page 339, H.C.O.P.R., for a corner;

THENCE across said Lot 20 and along the common line between said 2.249 acre tract and said 13.486 acre tract, the following courses and distances:

N 05°30'49" W a distance of 90.14 feet to a 3/8 inch iron rod found, for a corner;
N 26°11'27" W a distance of 172.60 feet to a 1/2 inch iron rod found, for a corner;
N 03°25'59" W a distance of 238.23 feet to a 6 inch diameter wood post found, for a corner;
N 80°58'38" W a distance of 236.48 feet to a 6 inch diameter wood post found, for a corner;
N 07°11'17" E a distance of 139.92 feet to a 3/8 inch iron rod found at the northwest corner of said 2249 acre tract and the northerly most northeast corner of said 13.486 acre tract, on the south line of a called 127.02 acre tract described in a deed to Mihelich as recorded in Volume 702, Page 663, H.C.O.P.R., for a corner;

THENCE S 86°15'156" E along the north line of said 2.249 acre tract and the south line of said 127.02 acre tract a distance of 358.61 feet to a 1/2 inch iron rod at the found at the northeast corner of said 2.249 acre tract and the northwest corner of said 7.52 acre tract, for a corner;

THENCE S 02°28'54" W (Directional Control Line) along the east line of said 2.249 acre tract and the west line of said 7.52 acre tract a distance of 634.04 feet to the POINT OF BEGINNING and containing 2.242 acres of land, also being known as 2760 Lancer Road, Greenville, Texas 75401.

J.T.
J.T.