

2-7-F7

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.

5965-765

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS 508 COUNTY ROAD 2240, GREENVILLE, TEXAS 75402
LEGAL DESCRIPTION SEE EXHIBIT A.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF HUNT COUNTY RECORDED ON AUGUST 3, 2001 UNDER DOCUMENT# 10468

3 THE SALE IS SCHEDULED TO BE HELD

PLACE THE COMMON AREA AT THE BASE OF THE CENTRAL STAIRWAY ON THE 2ND FLOOR INSIDE THE COURTHOUSE, OR THE BASE OF THE NORTH STEPS OUTSIDE THE COURTHOUSE, IN THE EVENT THE COURTHOUSE IS CLOSED OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE
DATE FEBRUARY 7, 2023 TIME 1:00 PM - 4:00 PM

TERMS OF SALE

The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property. Pursuant to § 51.009 of the TEXAS PROPERTY CODE, the Property will be sold in "AS IS", "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

OBLIGATIONS SECURED

The Deed of Trust executed by DELORIS CASTON BANE, provides that it secures the payment of the indebtedness in the original principal amount of \$76,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 1661 Worthington Road, Suite# 100, West Palm Beach, Florida 33409, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

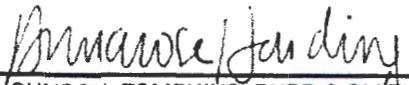
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

RANDY DANIEL, CINDY DANIEL, LIZ HACH, CHERYL HARRIS, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, JONATHON AUSTIN, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard
Annarose M. Harding
Sara A. Morton
Jonathon Austin


GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH
A PROFESSIONAL LAW CORPORATION
1301 McKinney Street, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED _____

NAME _____ TRUSTEE

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5965-765

**EXHIBIT A – LEGAL DESCRIPTION
for 508 County Road 2240, Greenville, Texas 75402**

BEING A 0.423 ACRE TRACT AND BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE F.E. HATCHET SURVEY, ABSTRACT NO. 413, HUNT COUNTY, TEXAS, AND BEING PART OF A CALLED 4 ACRE TRACT DESCRIBED IN A DEED FROM MORRIS GLEN GAYLER AND WIFE, EMMA JEAN GAYLER TO R. Q. BANE AND WIFE, DELORES CASTON BANE AS RECORDED IN VOLUME 745, PAGE 187, HUNT COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF COUNTY ROAD 2240 ON THE SOUTH LINE OF SAID 4 ACRE TRACT AND AT THE SOUTHERLY MOST SOUTHWEST CORNER OF A CALLED 3.640 ACRE TRACT DESCRIBED IN A DEED TO MCCURDY AS RECORDED IN VOLUME 667, PAGE 221, HUNT COUNTY OFFICIAL PUBLIC RECORDS, FOR A CORNER;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID 4 ACRE TRACT AND ALONG THE CENTERLINE OF SAID COUNTY ROAD A DISTANCE OF 124.89 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 4 ACRE TRACT AND AT THE SOUTHEAST CORNER OF A CALLED 9.573 ACRE TRACT DESCRIBED IN A DEED TO SPENCER AS RECORDED IN VOLUME 627, PAGE 235, HUNT COUNTY OFFICIAL PUBLIC RECORDS, FOR A CORNER;

THENCE NORTH 01 DEGREES 19 MINUTES 16 SECONDS EAST ALONG THE WEST LINE OF SAID 4 ACRE TRACT AND ALONG THE EAST LINE OF SAID 9.573 ACRE TRACT PASSING A 1/2 INCH IRON ROD FOUND FOR A REFERENCE AT A DISTANCE OF 17.34 FEET AND CONTINUING A TOTAL DISTANCE OF 154.93 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHERLY MOST SOUTHWEST CORNER OF SAID 3.640 ACRE TRACT FOR A CORNER;

THENCE SOUTH 82 DEGREES 50 MINUTES 16 SECONDS EAST ALONG THE NORTHERLY MOST SOUTH LINE OF SAID 3.640 ACRE TRACT A DISTANCE OF 126.28 FEET TO A FENCE CORNER POST AT AN INSIDE CORNER OF SAID 3.640 ACRE TRACT FOR A CORNER;

THENCE SOUTH 01 DEGREE 38 MINUTES 21 SECONDS WEST ALONG THE SOUTHERLY MOST WEST LINE OF SAID 3.640 ACRE TRACT PASSING A 1/2 INCH IRON ROD FOUND FOR A REFERENCE AT A DISTANCE OF 121.86 FEET AND CONTINUING A TOTAL DISTANCE OF 139.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.423 ACRES OF LAND, ALSO BEING KNOWN AS 508 C.R. 2240.

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED _____

NAME _____ TRUSTEE