

BANCORPSOUTH BANK (BAP)
TOLAND, LAURI T.
6332 STATE HWY 64, BEN WHEELER, TX 75754

CONVENTIONAL
Firm File Number: 19-033907

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 10, 2011, LAURI T. TOLAND, as Grantor(s), executed a Deed of Trust conveying to BRUCE THOMSON, as Trustee, the Real Estate hereinafter described, to BANCORPSOUTH BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of VAN ZANDT COUNTY, TX and is recorded under Clerk's File/Instrument Number 2011-004305, 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

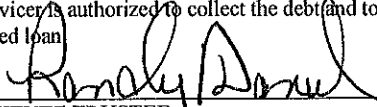
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, September 3, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Van Zandt 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 Van Zandt, State of Texas:

SEE EXHIBIT A

Property Address: 6332 STATE HWY 64
BEN WHEELER, TX 75754
Mortgage Servicer: BANCORPSOUTH BANK
Mortgagee: BANCORPSOUTH BANK
2778 W. JACKSON ST.
BLDG 2 - 2ND FLOOR
TUPELO, MISSISSIPPI 38801

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
Kevin Key, Randy Daniel, Cindy Daniel or Jim O'Bryant
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.

FILED FOR RECORD

AUG 12 2019

SUSAN STRICKLAND
COUNTY CLERK: VAN ZANDT CO., TX
BY _____ DEP

Exhibit "A"

ALL that certain lot, tract or parcel of land, part of the E. Arrington Survey, Abstract No. 16 and the A. M. Johnson Survey, Abstract No. 433, Van Zandt County, Texas, being all of that certain called 2.00 acre tract described in Deed from Laverne McWhorter, Trustee to Faye Saylor Land and Recorded in Volume 1091, Page 530 and being part of that certain called 159.6 acre tract described in a Deed from J. W. Saylor and wife, Delia Saylor to Faye Saylor McCain on December 9, 1938 and, recorded in Volume 270, Page 253 and being part of that Entries called 49.391 acre tract described in a deed to James Peterman and recorded in Volume 1807, Page 166 of the Official Public Records of Van Zandt County, Texas and being more completely described as follows to-wit:

Commencing at a concrete monument (formed) for the Southwest corner of the above mentioned 49.391 acre tract, the Southeast corner of the Terry V. Nick 30.00 acre tract described in Volume 1588 Page 216, in the North right-of-way of U.S. Highway No. 64.

THENCE North 19 deg. 12 min. 34 sec. East with the East Line of said 30.00 acre tract, the West line of said 43.391 acre tract, a distance of 218.74 ft. to a 1/2" iron rod (set) for the Place of Beginning;

THENCE North 19 deg. 12 min. 34 sec. East which the East line of said 30.00 acre tract, the West line of said 43.391 acre tract, a distance of 1046.51 ft. to a 1/2" iron rod (set) for corner, a 1/2" iron rod (found) for the Northeast corner of the same bears North 19 deg. 12 min. 38 sec. East 19.09 ft.

THENCE South 73 deg. 49 min. 51 sec. East, a distance of 193.32 ft. to a 1/2" iron rod (set) for corner.

THENCE South 18 deg. 32 min. 30 sec. West, a distance of 1361.34 ft. to a 1/2" iron rod (set) for corner in the westerly south line of said 49.391 acre tract, in the North right-of-way of U.S. Highway No. 64;

THENCE North 65 deg. 58 min. 04 sec. West with the westerly South line of said 49.391 acre tract and with the North right-of-way of U.S. Highway No. 64, a distance of 30.14 ft. to a 1/2" iron rod (set) for corner;

THENCE North 14 deg. 32 min. 30 sec. East, a distance of 311.38 ft. to a 1/2" iron rod (set) for corner.

THENCE North 73 deg. 49 min. 51 sec. West, a distance of 175.52 ft. to the Place of Beginning and Containing 5.000 acres of land, more or less.

Serial # 1PTX10852A-B TX


initials

ORIGINAL FILED