

Our File Number: 18-06718
Name: TIMOTHY W SALMON AND MAXINE C SALMON

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 22, 2000, TIMOTHY W. SALMON AND MAXINE C. SALMON, executed a Deed of Trust/Security Instrument conveying to PRLAP, INC., A TEXAS CORPORATION, as Trustee, the Real Estate hereinafter described, to BANK OF AMERICA, N.A., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 0003664, in Book 1626, at Page 138, in the DEED OF TRUST OR REAL PROPERTY records of ANDERSON COUNTY, TEXAS; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, SEPTEMBER 4, 2018**, 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, I will sell said Real Estate at the County Courthouse in ANDERSON COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said 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 was posted.

Said Real Estate is described as follows:

ALL THAT CERTAIN TRACT OF LAND IN ANDERSON COUNTY, TEXAS IN THE WILLIAM FROST SURVEY, ABSTRACT 25, BEING A PORTION OF THAT SAME TRACT CALLED 55.947 ACRES IN DEED FROM ALLEN DONALD STARR TO WILLARD TRIMM, ET UX DATED OCTOBER 22, 1993, RECORDED IN VOLUME 1370, PAGE 158 OF THE ANDERSON COUNTY LAND RECORDS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: CR 142
ELKHART, TX 75839

Mortgage Servicer: BANK OF AMERICA, N.A.

Noteholder: U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR GSMPS 2006-RP1 TRUST
7105 CORPORATE DRIVE
PLANO, TX 75024-4100

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 28TH day of June, 2018.

Sharon St. Pierre
Robert Lamont, Harriett Fletcher, David Sims,
Lori Garner, Sheryl LaMont, (Sharon St. Pierre),
Patrick Zwiers, Kristopher Holub, Allan
Johnston, Shawn Schiller, Ronnie Hubbard,
Dana Kamin, Jonathan Harrison, Aurora
Campos, Substitute Trustees
c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

FILED FOR RECORD
at 1:46 o'clock P M.

JUN 28 2018

MARK STAPLES
County Clerk, Anderson County, Texas
By SD Deputy

FIELD NOTE DESCRIPTION

ALL that certain tract of land in Anderson County, Texas in the WILLIAM FROST SURVEY, Abstract 25, being a portion of that same tract called 55.947 acres in deed from Allen Donald Starr to Willard Trimm, et ux dated October 22, 1993, recorded in Volume 1370, Page 158 of the Anderson County Land Records and being more particularly described as follows:

BEGINNING at a railroad spike found in oiled County Road 142 at the Westerly Southwest corner of the 55.947 acre tract, being the Northwest corner of a tract called 1.45 acres in Volume 1370, Page 163 of the Land Records and being in the Northeasterly line of a tract called 1.27 acres in Volume 1021, Page 674 of the Land Records.

THENCE; In a Northerly direction with the Southwest line of the 55.947 acre tract and the Northeast line of the 1.27 acre tract in the center of the county road as follows:

N 26° 52' 27" W 78.21 feet
N 23° 29' 29" W 68.78 feet

to a 1/2" iron rod set.

THENCE; N 59° 19' 12" E, at 31.61 feet set a 1/2" iron rod for reference, continuing the same course a total distance of 289.79 feet to a 1/2" iron rod set.

THENCE; S 30° 40' 48" E, 146.28 feet to a 1/2" iron rod found marking an ell corner of the 55.947 acre tract and the Northeast corner of the 1.45 acre tract.

THENCE; S 59° 19' 12" W, with a Southeast line of the 55.947 acre tract and the Northwest line of the 1.45 acre tract 303.59 feet to the PLACE OF BEGINNING containing 1.000 acre including 0.08 acre in the county road.

Bearings are based on the Northwest line of the 1.45 acre tract in Volume 1370, Page 163 of the Land Records. Called S 59° 19' 12" W.

I hereby certify that these field notes are an accurate representation of a survey made on the ground under my supervision on May 3, 2000. A map (C-2-766) shows additional details and is a part of this survey.



Carroll L. Smith
CARROLL L. SMITH
Registered Professional Land Surveyor
State of Texas No. 4181