

**Current Borrower:** DELAIAH L LEIB  
**MH File Number:** TX-16-27061-FC  
**VA/FHA/PMI Number:**  
**Loan Type:** FannieMac  
**Property Address:** 409 BOND ST, FAIRFIELD, TX 75840

## NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**  
1/14/2008

**Grantor(s)/Mortgagor(s):**  
DELAIAH L LEIB

**Original Beneficiary/Mortgagee:**  
BANK OF AMERICA, N.A.

**Current Beneficiary/Mortgagee:**  
BANK OF AMERICA, N.A.

**Recorded in:**  
**Volume:** 01434  
**Page:** 00836  
**Instrument No:** 00800575

**Property County:**  
FREESTONE

**Mortgage Servicer:**  
BANK OF AMERICA, N.A. is representing the  
Current Beneficiary/Mortgagee under a servicing  
agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
7105 Corporate Drive, Plano, TX 75024

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

**Date of Sale:** 8/2/2016

**Earliest Time Sale Will Begin:** 11:00AM

**Place of Sale of Property:** THE FRONT STEPS OF THE COURTHOUSE (SOUTH ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
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.



Robert LaMont, Sharon St. Pierre, Sheryl LaMont or  
David Sims or Allan Johnston  
or Cole D. Patton  
or Catherine Allen-Rea  
MCCARTHY HOLTHUS - TEXAS, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

FILED FOR RECORD IN  
Freestone County  
Linda Jarvis  
COUNTY CLERK  
ON: Jun 23, 2016 AT 10:20A  
as Notice of Trustee Sale

Total Fees : 8.00  
Receipt Number - 137006  
By: Melissa Munoz, Deputy

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**Legal Description**  
For Delaiah L. Leib  
Part of Lot 7, Block A of The Bond Addition  
City of Fairfield  
Freestone County, Texas

All that certain lot, tract or parcel of land, part of Lot 7, Block A of The Bond Addition, part of The City of Fairfield as recorded in Volume 180, Page 640 of the Plat Records of Freestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 1" iron pipe (found) for the Northeast corner of the above mentioned Lot 7, the Northwest corner of Lot 8 and being in the South right-of-way of West Bond Street;

THENCE South 02 deg. 47 min. 49 sec. East with the East line of Lot 7 and the West line of Lot 8, a distance of 167.26 ft. to a ½" iron rod (set) at a chain-link fence corner for the Southeast corner of this tract and being the Northeast corner of a called South 58' 5-1/2" of Lot 7 (Third Tract) conveyed to James David Lott from Jacob Nichols, III and wife, Karryn Duke Nichols on July 1, 1994 and recorded in Volume 997, Page 303;

THENCE South 87 deg. 42 min. 00 sec. West across Lot 7 and with the North line of the Lott tract, a distance of 80.58 ft. to a ½" iron rod (set) for the Northwest corner of same, the Southwest corner of this tract and being in the East line of Lot 6;

THENCE North 02 deg. 56 min. 10 sec. West with the West line of Lot 7 and the East line of Lot 6, a distance of 167.22 ft. to the Northeast corner of same, the Northwest corner of Lot 7 and being in the South right-of-way of said West Bond Street, from which a ½" iron rod (found) bears South 02 deg. 56 min. 10 sec. East - 1.47' and a 1" iron pipe (found) bears South 87 deg. 39 min. 52 sec. West - 81.40 ft.;

THENCE North 87 deg. 39 min. 52 sec. East with the North line of Lot 7 and the South right-of-way of West Bond Street, a distance of 80.99 ft. to the place of beginning and containing 0.310 acre of land.

The bearings recited herein are based on the South line of Lots 6, 7 and 8, Block A of The Bond Addition as recorded in Volume 180, Page 640 of the Deed Records of Freestone County, Texas