

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: OCTOBER 10, 2019

NOTE: Note described as follows:

Date: DECEMBER 31, 2010
Maker: SHANNON RAY BERRY
Payee: Comerica Bank
Original Principal
Amount: \$30,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: DECEMBER 31, 2010
Grantor: SHANNON RAY BERRY
Trustee: David B. Terry
Beneficiary: Comerica Bank
Recorded: Instrument No. 2011-000164, Real Property Records, VAN ZANDT County, Texas

LENDER: Comerica Bank

BORROWER: SHANNON RAY BERRY

FILED FOR RECORD
2019 OCT 15 AM 9:54
SUSAN STRONG AND
COUNTY CLERK VAN ZANDT CO. TX
BY _____ DEP.

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN VAN ZANDT COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, JACK BECKMAN, KELLY GODDARD

Substitute Trustee's Mailing Address:

3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

NOVEMBER 5, 2019, the first Tuesday of the month, to commence at 10:00 AM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In VAN ZANDT County, Texas, County Courthouse, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the

Appointment of Substitute Trustees:

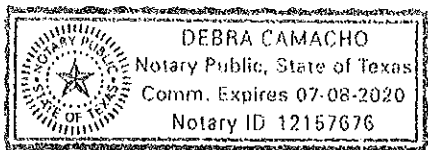
By: _____

Name: Michael P. Menton, Attorney for
Comerica Bank

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day appeared Michael P. Menton, and after being by me duly sworn, stated that he executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on OCTOBER 10, 2019.



Debra Camacho

Notary Public, State of Texas

Notice of Sale executed by:

Name: _____

Substitute Trustee

EXHIBIT A

All that certain lot, tract or parcel of land situated in Van Zandt County, Texas, being a part of the A. S. Johnson survey, Abstract No. 444, and located about 12 miles Northwest of Tyler, Texas, and more particularly described as follows, to-wit:

BEGINNING at an iron pin for corner located at the intersection of the south line of the 42-1/3 acre tract that is described in deed from Robbie L. Maxfield to Ivan Berry as shown in Vol. 446, page 665, Deed Records, Van Zandt County, Texas. Said intersection point being on the EL of a county road that runs along the west side of the above mentioned 42-1/3 acre tract:

THENCE North 126-1/2 feet to iron pin for corner from which a RO brs S 73 N 66-1/2 feet;

THENCE North 89 deg. 34 min. E 247.2 ft. to iron pin for corner on bank of branch from which a SO brs N about 40 E 6-1/2 feet;

THENCE S 1 deg. 23 min. W 126.3 feet to iron pin for corner on SL of 42-1/3 acre tract;

THENCE S 89 deg. 30 min. W 244.17 feet to place of beginning, containing 0.71 acre, more or less.

HAVE and EXCEPT all mineral and/or royalty interests in the above described land that are outstanding in persons other than Grantor herein, as reflected by the records in the office of the County Clerk of Van Zandt County, Texas.

This conveyance is made subject to all valid rights-of-way, easements and restrictions, affecting the land hereby conveyed, that may appear of record in the office of the County Clerk of Van Zandt County, Texas.