

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Geneva Bunch and George Bunch	Deed of Trust Date	December 2, 2010
Original Mortgagee	Bank of America, N.A.	Original Principal	\$352,500.00
Recording Information	Book #: 1137 Page #: 393 in Milam County, Texas	Original Trustee	Gary J. Sommerfelt
Property Address	413 County Road 410, Buckholts, TX 76518	Property County	Milam

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Bank of America, N.A.	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Bank of America, N.A.	Mortgage Servicer Address	1 Mortgage Way, Mt. Laurel, NJ 08054

SALE INFORMATION:

Date of Sale	03/01/2022
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	107 West Main, North door, of the Milam County Annex (Clerks Building) County Courthouse in Milam County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Milam County Commissioner's Court.
Substitute Trustees	Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
BEING A 5.56 ACRE TRACT OF LAND SITUATED IN THE CHARLES CRONEA SURVEY, ABSTRACT NO. 120, MILAM COUNTY, TEXAS, BEING ALL THOSE CERTAIN TRACTS OF LAND DESCRIBED IN A WARRANTY DEED AS FIRST TRACT AND SECOND TRACT TO GEORGE BUNCH AND GENEVA BUNCH, AS RECORDED IN VOLUME 897, PAGE 169, DEED RECORDS OF MILAM COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD AT THE SOUTH CORNER OF SAID FIRST TRACT AND THE EAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO LOUISE OWENS PASCHALL, AS RECORDED IN VOLUME 503, PAGE 47, SAID DEED RECORDS, SAID IRON ROD BEING ON THE NORTHWEST LINE OF COUNTY ROAD 410;

THENCE NORTH 70 DEGREES 00' 00" WEST ALONG THE COMMON LINE OF SAID FIRST TRACT AND SAID PASCHALL TRACT, PASSING THE WEST CORNER OF SAID FIRST TRACT AND THE MOST SOUTHERLY SOUTH CONER OF AFORESAID SECOND TRACT AT A DISTANCE OF 205.56 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID SECOND TRACT AND SAID PASCHALL TRACT, PASSING THE NORTH CORNER OF SAID PASCHALL TRACT AND THE EAST CONER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS TRACT NO. 1 TO FINIS D. VOYLES AND WIFE, MARY L. VOYLES, AS RECORDED IN VOLUME 526, PAGE 784, SAID DEED RECORDS, AT A DISTANCE OF 208.33 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID SECOND TRACT AND SAID TRACT NO. 1 A TOTAL DISTANCE OF 411.12 FEET TO A POINT FROM WHICH A FOUND 1/2-INCH IRON ROD BEARS NORTH 81 DEGREES 08' 11" WEST, A DISTANCE OF 4.19 FEET SAID POINT BEING THE WEST CORNER OF SAID SECOND TRACT AND THE NORTH CONER OF SAID TRACT NO. 1;

THENCE NORTH 20 DEGREES 00' 00" EAST, A DISTANCE OF 575.00 FEET ALONG THE NORTHWEST LINE OF SAID SECOND TRACT TO A FENCE CORNER AT THE NORTH CORNER OF SAID SECOND TRACT;

Filed 6 day of Jan
 in 2022 At 11:4 M.
 JODI MORGAN
 County Clerk, Milam County, Texas
 By [Signature]
 Deputy

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THENCE SOUTH 70 DEGREES 00' 00" EAST, A DISTANCE OF 466.67 FEET ALONG THE NORTHEAST LINE OF SAID SECOND TRACT TO THE EAST CORNER OF SAID SECOND TRACT, BEING ON THE AFORESAID NORTHWEST LINE OF COUNTY ROAD 410;

THENCE SOUTH 20 DEGREES 00' 00" WEST A DISTANCE OF 102.78 FEET ALONG SAID NORTHWEST LINE TO THE MOST NORTHERLY SOUTH CORNER OF SAID SECOND TRACT;

THENCE NORTH 70 DEGREES 00' 00" WEST, A DISTANCE OF 55.55 FEET TO THE EAST CORNER OF AFORESAID FIRST TRACT;

THENCE SOUTH 20 DEGREES 00' 00" WEST (BEARING BASE FROM AFORESAID DEED 897/169), A DISTANCE OF 472.22 FEET ALONG THE AFORESAID NORTHWEST LINE OF COUNTY ROAD 410 TO THE POINT OF BEGINNING AND CONTAINING 242,103 SQUARE FEET OR 5.56 ACRES OF LAND.

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary 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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale

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will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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.

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.

Dated January 4, 2022.

/s/ Selim H. Taherzadeh _____

**Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800**

Return to: **TAHERZADEH, PLLC**
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001