

2013-108

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
AT 12:20 O'CLOCK P.M.
JUN 11 2013

Navarro County Deed of Trust

Dated: December 1, 1994

Amount: \$23,750.00

Grantor(s): BRIAN R. VALENTINE and ANGELA D. VALENTINE, who are married to each other

Original Mortgagee: BANK OF AMERICA TEXAS, N. A.

Current Mortgagee: BANK OF AMERICA, N.A.

Mortgagee Address: 1800 Tapo Canyon Road, Simi Valley, CA 93063

SHERRY BOWD
COUNTY CLERK NAVARRO COUNTY, TEXAS
BY DEPUTY

Legal Description: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING THE EAST ONE-HALF OF LOT 4, AND THE WEST ONE-HALF OF LOT 5, BLOCK 1010B, NEECE ADDITION, CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS (Property)

Date of Sale: July 2, 2013 between the hours of 11:00 a.m. and 2:00 p.m.

Earliest Time Sale Will Begin: 11:00 a.m.

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the Navarro County Commissioners Court pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

RANDY DANIEL or CINDY DANIEL or JIM O'BRYANT or SHARON ST. PIERRE or ROBERT LAMONT or LORI GARNER or JAMES DOUGLAS or DANA DOUGLAS or DAVID CARRILLO or CARLA GIBSON have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. **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.**



Hughes, Watters & Askanase, L.L.P.
333 Clay, Suite 2900
Houston, Texas 77002
Reference: 80763 Fmboa/0061 LRT

RANDY DANIEL or CINDY DANIEL or JIM O'BRYANT or SHARON ST. PIERRE or ROBERT LAMONT or LORI GARNER or JAMES DOUGLAS or DANA DOUGLAS or DAVID CARRILLO or CARLA GIBSON (Substitute Trustees)
c/o Land Records of Texas
1525 Walnut Hill Lane, Irving, Texas 75038