

JC&S No. 44-13-4542 / Reverse Mortgage / No  
Reverse Mortgage Solutions

20B-218  
FILED FOR RECORD  
AT 12:55 O'CLOCK P.M.

## NOTICE OF TRUSTEE'S SALE

DEC 16 2013

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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

**Date of Security Instrument:** March 25, 2009

Grantor(s): Stella J. Persell, an unmarried woman

Original Trustee: G. Tommy Bastian

Original Mortgagee: WAF World Alliance Financial Corp

**Recording Information:** Clerk's File No. 00002431, in the Official Public Records of NAVARRO County, Texas.

**Current Mortgagee:** Reverse Mortgage Solutions, Inc.

**Mortgage Servicer:** Reverse Mortgage Solutions, National Association whose address is C/O 2727 Spring Creek Dr. Spring, TX 77373 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagor, the Mortgage Servicer is authorized to represent the Mortgagor. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 01/07/2014

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

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.

Legal Description:

Legal Description:  
1.265 ACRES JESUS ORTEZ SURVEY ABSTRACT NO. 624 CORSICANA, NAVARRO COUNTY, TEXAS ALL  
THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, BEING 1.265 ACRES SITUATED IN THE JESUS  
ORTEZ SURVEY, ABSTRACT NO. 624, IN NAVARRO COUNTY, TEXAS, AND BEING PART OF A CALLED  
5.5 ACRES TRACT DESCRIBED IN VOLUME 94 PAGE 160, AND BEING THE SAME TRACT CALLED  
RESERVED AREA IN VOLUME 366 PAGE 222, IN THE DEED RECORDS OF NAVARRO COUNTY, TEXAS.  
SAID 1.265 ACRES BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND  
MADE APART HEREOF FOR ALL PURPOSES.

**Place of Sale of Property:**

The foreclosure sale will be conducted in the area designated by the NAVARRO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the 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.

**For Information:**

For information:

Collins & Stawarski, P.C.  
650 N. Sam Houston Parkway East, Suite 450  
Houston, TX 77060 / (281) 925-5200

Exhibit "A"

1.265 ACRES JESUS ORTEZ SURVEY ABSTRACT NO. 624 CORSICANA, NAVARRO COUNTY, TEXAS  
ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, BEING 1.265 ACRES SITUATED IN THE  
JESUS ORTEZ SURVEY, ABSTRACT NO. 624, IN NAVARRO COUNTY, TEXAS, AND BEING PART OF A  
CALLED 5.5 ACRES TRACT DESCRIBED IN VOLUME 94 PAGE 160, AND BEING THE SAME TRACT  
CALLED RESERVED AREA IN VOLUME 366 PAGE 222, IN THE DEED RECORDS OF NAVARRO  
COUNTY, TEXAS. SAID 1.265 ACRES ARE MORE FULLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2" ROD SET FOR CORNER, IN THE SOUTH CORNER OF THIS TRACT AND THE  
CALLED 5.5 ACRES TRACT AND THE RESERVED AREA, AND IN THE INTERSECTION OF THE  
NORTHEAST LINE OF NORTH 23RD STREET AND THE NORTHWEST LINE OF ELM AVENUE; THENCE  
NORTH 29 DEGREES 20 MINUTES 45 SECONDS WEST ALONG THE NORTHEAST LINE OF NORTH  
23RD STREET FOR A TOTAL DISTANCE OF 163.26 FEET TO A 1/2" ROD SET FOR CORNER, IN THE  
INTERSECTION OF THE NORTHEAST LINE OF NORTH 23RD STREET AND THE SOUTHEAST LINE OF  
ELMWOOD AVENUE; NORTH 60 DEGREES 10 MINUTES 00 SECOND EAST ALONG THE SOUTHEAST  
LINE OF ELMWOOD AVENUE A DISTANCE OF 329.30 FEET TO A 1/2" ROD SET IN THE INTERSECTION  
OF THE SOUTHEAST LINE OF ELMWOOD AVENUE AND THE SOUTHWEST LINE OF NORTH 22ND  
STREET; THENCE SOUTH 30 DEGREES 00 MINUTE 00 SECOND EAST ALONG THE SOUTHWEST LINE  
OF NORTH 22ND STREET A DISTANCE OF 170.49 FEET TO A 1/2" ROD SET FOR CORNER, IN THE  
INTERSECTION OF THE SOUTHWEST LINE OF NORTH 22ND STREET AND THE NORTHWEST LINE OF  
ELM AVENUE; THENCE SOUTH 51 DEGREES 25 MINUTES 05 SECONDS WEST ALONG THE  
NORTHWEST LINE OF ELM AVENUE A DISTANCE OF 331.26 FEET TO THE PLACE OF BEGINNING  
AND CONTAINING 1.265 ACRES OF LAND. SAVE AND EXCEPT OUTSALE OF 0.0638 ACRE OUTSALE  
IN 1803/26 FILED 6/19/2006

APN: R000079290