

# NOTICE OF TRUSTEE'S SALE

## DEED OF TRUST INFORMATION:

Grantor(s)	Jeremy Lassetter, Maria Lassetter	Deed of Trust Date	August 23, 2011
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. Solely as Nominee for R.H. Lending, Inc., its successors and assignees	Recording Information	Instrument #: 00006096 in Navarro County, Texas
Original Trustee	Steve Holmes Law Firm, P.C.	Original Principal	\$60,915.00
Property County	Navarro	Property Address	209 Hampton Avenue, Corsicana, TX 75110

## MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Guardian Mortgage Company, Inc.	Mortgage Servicer	Guardian Mortgage Company, Inc.
Current Beneficiary	Guardian Mortgage Company, Inc.	Mortgage Servicer Address	100 N. Central Expressway, Suite 190, Richardson, TX 75083

## SALE INFORMATION:

Date of Sale	04/07/2015
Time of Sale	11:00 AM or no later than 3 hours thereafter
Place of Sale	The Navarro Center at 800 N. Main East Entrance County Courthouse in Navarro County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Navarro County Commissioner's Court.
Substitute Trustees	Randy Daniel, Cindy Daniel, Jim O'Bryant, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	5080 Spectrum Drive, Suite 1000 East Addison, Texas 75001

## PROPERTY INFORMATION:

### Legal Description as per the Deed of Trust:

ALL THAT CERTAIN LOT, OR PARCEL OF LAND SITUATED IN THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, AND BEING LOT NO. 3 IN BLOCK NO. 1026-F OF THE CANTERBURY ADDITION, PHASE I, ACCORDING TO THE OFFICIAL MAP OR THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS.

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.

FILED FOR RECORD

AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M.

MAR 16 2015

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 110-00064

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS

BY \_\_\_\_\_ DEPUTY

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2015-46  
FILED FOR RECORD  
AT 12:15 O'CLOCK P.M.  
MAR 16 2015  
SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY \_\_\_\_\_

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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 will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling 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.**

Dated February 4, 2015.



Selim H. Taherzadeh  
5080 Spectrum Dr.  
Suite 1000 East  
Addison, TX 75001  
(469) 791-0445

Return to:  
TAHERZADEH, PLLC  
5080 SPECTRUM DR., SUITE 1000 EAST, ADDISON, TX 75001