

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: May 05, 2015

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: NAVARRO CENTER, 800 N. MAIN, EAST ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 17, 2012 and recorded in Document CLERK'S FILE NO. 00000334 real property records of NAVARRO County, Texas, with JANICE K REED, grantor(s) and ESB MORTGAGE COMPANY, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JANICE K REED, securing the payment of the indebtedness in the original principal amount of \$94,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ESB MORTGAGE COMPANY is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. ESB MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ESB MORTGAGE COMPANY  
815 W. Ennis Ave  
Ennis, TX 75119

  
\_\_\_\_\_  
JON HOWELL, SUSAN SWINDLE OR BOBBY HOWELL

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

Certificate of Posting  
My name is \_\_\_\_\_, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.  
I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the NAVARRO County Clerk and caused to be posted at the NAVARRO County courthouse this notice of sale.

Declarant's Name: \_\_\_\_\_  
Date: \_\_\_\_\_

2015-62  
FILED FOR RECORD  
AT 11:45 O'CLOCK a.m.  
BY \_\_\_\_\_ DEPUTY

APR 13 2015

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY



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**EXHIBIT "A"**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, BEING LOT 3A, BLOCK 1112-B AS SHOWN IN RE-PLAT OF MICKINGBIRD PLACE, UNIT ONE, RECORDED IN VOLUME 6, PAGE 377, OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS.



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