

Our File Number: 15-05112  
Name: HOWARD S. HORTON, A SINGLE MAN

2015 - 124  
FILED

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on December 29, 2006, HOWARD S. HORTON, A SINGLE MAN, executed a Deed of Trust conveying to ELDON L. YOUNGBLOOD, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR NEW COUNTY CLERK SHERY DOWD COUNTY CLERK NAVARRO COUNTY, TX DEPUTY  
MORTGAGE CORPORATION, in the payment of a debt therein described, said Deed of Trust being recorded under County Clerk Number 00000088, and re-recorded on JULY 25, 2012 under County Clerk Number 00006411, in the DEED OF TRUST OR REAL PROPERTY records of NAVARRO COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, SEPTEMBER 1, 2015**, between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in NAVARRO COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS. BEING LOT NO. 14, IN BLOCK NO. 1030-D, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN VOLUME 4, PAGE 20, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

Property Address: 407 CAROL AVENUE  
CORSICANA, TX 75110  
Mortgage Servicer: PENNYMAC LOAN SERVICES, LLC  
Noteholder: PENNYMAC HOLDINGS, LLC  
6101 CONDOR DRIVE  
SUITE 300  
MOORPARK, CA 93021

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

**ACTIVE MILITARY SERVICE NOTICE**

**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.**

WITNESS MY HAND this 11<sup>th</sup> day of August, 2015.

Marinosci & Law Group  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

*Sharon St. Pierre*  
Sharon St. Pierre, Robert LaMont, David Sims,  
Sheryl LaMont, Substitute Trustees

SHERY DOWD  
COUNTY CLERK  
NAVARRO COUNTY, TX

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