

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2015144  
FILED FOR RECORD  
AT 4:31 O'CLOCK P M.

OCT 08 2015

NAVARRO County

Deed of Trust Dated: September 15, 2008

Amount: \$69,574.00

Grantor(s): ALFONSO COVARRUBIAS and SANDRA COVARRUBIAS

Original Mortgagee: EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING

Current Mortgagee: DITECH FINANCIAL LLC

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY ferd DEPUTY

Mortgagee Address: DITECH FINANCIAL LLC, 4250 North Freeway, Fort Worth, TX 76137

Recording Information: Document No. 00008517

Legal Description: SEE EXHIBIT A

Date of Sale: December 1, 2015 between the hours of 10:00 AM. and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

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 ORCINDY DANIEL OR JIM O'BRYANT AND SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT 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.

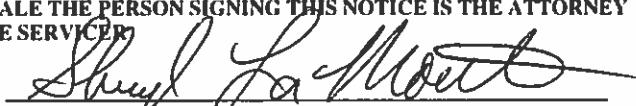
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER



SARAH ROBBINS, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
333 Clay, Suite 2900  
Houston, Texas 77002  
Reference: 2015-006880

  
RANDY DANIEL ORCINDY DANIEL OR JIM O'BRYANT AND SHARON  
ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT 10-08-15  
c/o Tejas Trustee Services  
4100 Midway Rd Ste 1040  
Carrollton, TX 75007

**Legal Description**  
1 of 1

All that certain lot, tract, or parcel of land, being Lot F in Block 403, in Corsicana, Texas, and being the same tract conveyed in Volume 1342 page 268, in the Deed Records of Navarro County, Texas. Said Lot F is more fully described as follows:

Beginning at a 1/2" pipe found for corner, in the east corner of this tract and in the intersection of the northwest line of West 5th Avenue and the southwest line of North 19th Street;

Thence South 60°44'12" West along the northwest line of West 5th Avenue a distance of 79.00 feet to a 1/2" pipe found for corner;

Thence North 29°00'55" West a distance of 79.03 feet to a 1/2" pipe found for corner, at a fence corner;

Thence South 60°00'02" West a distance of 13.00 feet to a 1/2" pipe found for corner at a fence corner;

Thence North 31°16'27" West along a fence a distance of 66.25 feet to a 1/2" pipe found for corner at a fence corner;

Thence North 59°39'46" East along a fence a distance of 92.11 feet to a 1 1/2" pipe found for corner at a fence corner and in the southwest line of North 19th Street;

Thence South 30°00'00" East a distance of 146.81 feet to the Place of Beginning.