

2015-174
FILED FOR RECORD
AT 3:24 O'CLOCK P.M.
DEC 15 2015

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NAVARRO County
Deed of Trust Dated: November 28, 2007
Amount: \$73,841.00
Grantor(s): DORIS MCKISSACK and JEREMY MCKISSACK

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

Original Mortgagee: WELLS FARGO BANK, NATIONAL ASSOCIATION
Current Mortgagee: U.S. ROF III Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee

Mortgagee Servicer and Address: c/o SPECIALIZED LOAN SERVICING LLC, 8742 Lucent Blvd. Ste. 300, Highlands Ranch, CO 80129-2386
Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. 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

Recording Information: Document No. 00012141

Legal Description: SURFACE ESTATE ONLY IN AND TO ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING TO INTERESTS NOT CONSTITUTING PART OF THE SURFACE TO THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

BEING THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND SITUATED IN NAVARRO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Date of Sale: January 5, 2016 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 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.

SHARON ST. PIERRE OR ROBERT LAMONT, SHERYL LAMONT, RANDY DANIEL OR CINDY DANIEL 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.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2015-008545

 12-15-15

SHARON ST. PIERRE OR ROBERT LAMONT, SHERYL LAMONT,
RANDY DANIEL OR CINDY DANIEL
c/o Tejas Trustee Services
4100 Midway Rd Ste 1040
Carrollton, TX 75007

Exhibit A

Tract 1:

BEING a tract of land situated in the Matthew Anderson Survey, Abstract No. 33, Navarro County, Texas, and being that tract as described in deed to 5600 Rockhill Homes recorded in Volume 2007, Page 5713, Deed Records Navarro County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner for the most Easterly corner of said 5600 Rockhill Homes tract;

THENCE South 60 degrees 12 minutes 00 seconds West a distance of 208.71 feet to a 5/8 inch iron rod found for corner;

THENCE North 29 degrees 48 minutes 00 seconds West a distance of 208.71 feet to a 5/8 inch iron rod found for corner;

THENCE North 60 degrees 12 minutes 00 seconds East a distance of 208.71 feet to a 5/8 inch iron rod found for corner;

THENCE South 29 degrees 48 minutes 00 seconds East a distance of 208.71 feet to the POINT OF BEGINNING and containing 1.0 acre of land.

Tract 2: Proposed 30' Wide Access Easement

BEING a tract of land situated in the Matthew Anderson Survey, Abstract No. 33, Navarro County, Texas, and being that tract as described in deed to 5600 Rockhill Homes recorded in Volume 2007, Page 5713, Deed Records, Navarro County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner for the most Southerly corner of said 5600 Rockhill Homes access easement tract;

THENCE North 29 degrees 48 minutes 00 seconds West a distance of 30.00 feet;

THENCE North 60 degrees 12 minutes 00 seconds East a distance of 478.68 feet to the Westerly line of Southeast County Road 2120;

THENCE South 29 degrees 48 minutes 00 seconds East, along said line, a distance of 30.00 feet;

THENCE South 60 degrees 12 minutes 00 seconds West a distance of 478.79 feet to the POINT OF BEGINNING.

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.