

2016 - 9
FILED FOR RECORD
AT 10:35 O'CLOCK a M.

NOTICE OF FORECLOSURE SALE

JAN 25 2016

1. **Property to Be Sold.** The property to be sold is described as follows:

SEE ATTACHED EXHIBIT A

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

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 02/13/2008 and recorded in Document 00001664 real property records of Navarro County, Texas.

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 03/01/2016

Time: The sale will begin no earlier than 11:00 AM or no later than three hours thereafter.

Place: Navarro County Courthouse, Texas, at the following location: NAVARRO CENTER, 800 N MAIN EAST ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee 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 section 51.009 of 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior 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 of public record 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. **Obligations Secured.** The Deed of Trust executed by GORDON S FARMER AND GLORIA D FARMER, provides that it secures the payment of the indebtedness in the original principal amount of \$106,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust is the current mortgagee of the note and deed of trust and CALIBER HOME LOANS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust c/o CALIBER HOME LOANS, INC., 3701 Regent Boulevard, Suite 200, Irving, TX 75063 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Default and Request to Act.** Default has occurred under the deed of trust and U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust obtained an Order from the 13th District Court of Navarro County on 09/24/2015 under Cause No. D15-24168-CV. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order and notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

Sheryl LaMont 01-25-16
RANDY DANIEL, CINDY DANIEL, SHARON ST. PIERRE, ROBERT
LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, DAVID
SIMS, WES WEBB OR CARL NIENDORFF
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

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.



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EXHIBIT A

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF CORTICANA,
NAVARRO COUNTY, TEXAS, AND BEING LOT ONE (1) IN BLOCK 1207 ACCORDING TO THE PLAT OF
OAK RIDGE ADDITION NO. 2 FILED IN VOLUME 4, PAGE 27, PLAT RECORDS OF NAVARRO COUNTY,
TEXAS.

THIS CONVEYANCE, HOWEVER, IS MADE AND ACCEPTED SUBJECT TO ANY AND ALL, VALIDLY
EXISTING EASEMENTS, RIGHT-OF-WAYS, AND DESCRIPTIVE RIGHTS, WHETHER OF RECORD OR NOT;
ALL PRESENTLY RECORDED RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS, OIL AND
GAS LEASES, MINERAL SEVERANCES, AND OTHER INSTRUMENTS, OTHER THAN LIENS AND
CONVEYANCES, THAT AFFECT THE HEREIN DESCRIBED REAL PROPERTY AS NOW REFLECTED BY THE
RECORDS OF THE COUNTY CLERK OF NAVARRO COUNTY, TEXAS, RIGHTS OF ADJOINING OWNERS IN
ANY WALLS AND FENCES SITUATED ON A COMMON BOUNDARY; ANY DISCREPANCIES, CONFLICTS,
OR SHORTAGES IN AREA OR BOUNDARY LINES; ANY ENCROACHMENTS OR OVERLAPPING OF
IMPROVEMENTS; TAXES FOR THE CURRENT YEAR, THE PAYMENT OF WHICH GRANTEE ASSUMES;
AND SUBSEQUENT ASSESSMENTS FOR THE CURRENT AND PRIOR YEARS DUE TO CHANGE IN LAND
USAGE, OWNERSHIP, OR BOTH, THE PAYMENT OF WHICH GRANTEE ASSUMES.

TAX ID #: R000000768

BEING ALL AND THE SAME LANDS AND PREMISES CONVEYED TO GORDON S. FARMER AND WIFE,
GLORIA D. FARMER BY RUSSELL F. MAIVILLE AND SUE MAIVILLE IN A WARRANTY DEED EXECUTED
5/23/2002 AND RECORDED 5/26/2002 IN BOOK 1576, PAGE 0683 OF THE NAVARRO COUNTY, TEXAS
LAND RECORDS