2016 · 18

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
AT 2 O'CLOCK P M.

FEB 08 2016

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

Date: February 8, 2016

Trustee: Ken Rolston

Mortgagee: Andra DeShane Garnerway

Note:

Date: May 1, 2014

Borrower: Toni Larremore, formerly known as Toni Garnerway

Mortgagee: Andra DeShane Garnerway

Deed of Trust

Date: May 1, 2014

Grantor: Toni Larremore, formerly known as Toni Garnerway

Mortgagee: Andra DeShane Garnerway

Recording Information: Filed for Record in Navarro County, Document Number 00003758

Property: R0400.02 REED #2 BLK E LOT 5 0.193 ACRES (60 X 140), Kerens, Navarro County, Texas.

County: Navarro

Date of Sale: first Tuesday of March: March 1, 2016

Time of Sale: 1:00 o'clock p.m.

Place of Sale: Navarro County courthouse in the area at the courthouse that has been designated for foreclosure sales by the county commissioner's court.

Mortgagee has appointed Ken Rolston as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS."

The earliest time the sale will occur is the Time of Sale, and the sale will be concluded no later than three hours thereafter.

Ken Rolston

ROLSTON & ROLSTON

ATTORNEYS AT LAW

February 8, 2016

NOTICE OF FORECLOSURE

Via Certified Mail
Return Receipt Requested

Re: Notice of Foreclosure on the property described in the enclosed Notice of Trustee's Sale

YOU ARE HEREBY NOTIFIED of the proposed foreclosure sale relative to the captioned property. In this connection, enclosed herewith please find a copy of the Trustee's Notice of Trustee's Sale pertaining to said property. You are advised that due to your nonpayment of principal and interest and other defaults as set forth in the enclosed Notice of Trustee's Sale, the holder of the note secured by the Deed of Trust described in said Notice of Trustee's Sale has caused such property to be posted for foreclosure in accordance with the terms and condition s of said Deed of Trust.

The Trustee's Sale to be held on the first Tuesday of next month as set forth in the enclosed Notice of Trustee's Sale may be avoided only by curing the default by paying in full with cash or cashier's check all principal and interest and other interest and other charges, if any, due under the note and deed of trust.

Regards

Ken Rolston, Trustee

Ken Rolston, Trustee