

2016. 27
FILED FOR RECORD
AT 1240 O'CLOCK P. M.
FEB 25 2016

NOTICE OF FORECLOSURE SALE

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY Pat DeWitt DEPUTY

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 OR 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.

1. Property to Be Sold. The property to be sold is described as follows: THE REAL PROPERTY DESCRIBED AS FOLLOWS, TO-WIT:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE TOWN OF DAWSON, NAVARRO COUNTY, TEXAS, BEING LOT NO. 10 IN BLOCK NO. 6, ACCORDING TO THE PLAT OF THE ELDORADO ADDITION, RECORDED IN VOLUME 159, PAGE 480, DEED RECORDS OF NAVARRO COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/06/2003 and recorded in Book 1637 Page 0597 Document 05593 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: 04/05/2016

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.

5. Obligations Secured. The Deed of Trust executed by RONALD G PARKER AND BEVERLYE A PARKER, provides that it secures the payment of the indebtedness in the original principal amount of \$32,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR BCAT 2015-14ATT is the current mortgagee of the note and deed of trust and SELENE FINANCE LP is mortgage servicer. A servicing agreement between the mortgagee, whose address is WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR BCAT 2015-14ATT c/o SELENE FINANCE LP, P. O. Box 422039, Houston, TX 77242-4239 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR BCAT 2015-14ATT obtained a Order from the Navarro County Court at Law of Navarro County on 01/12/2016 under Cause No. C15-24163-CV. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint RANDY DANIEL, CINDY DANIEL, SHARON ST. PIERRE, ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, DAVID SIMS, WES WEBB OR CARL NIENDORFF, Substitute Trustee to act under and by virtue of said Deed of Trust.

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 OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law


RANDY DANIEL, CINDY DANIEL, SHARON ST. PIERRE,
ROBERT LAMONT, HARRIETT FLETCHER, SHERYL