

2016-43

NOTICE OF TRUSTEE'S SALE

Date: April 5, 2016

FILED FOR RECORD
AT 9 O'CLOCK A M.

Trustee: Ken Rolston

APR 06 2016

Mortgagee: Andra DeShane Garnerway

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

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 May: May 3, 2016

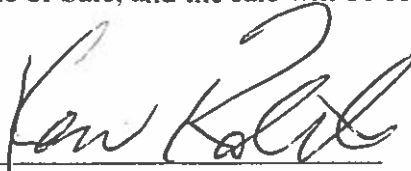
Time of Sale: 1:00 o'clock p.m.

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

April 5, 2016

Toni Larremore, formerly known as Toni Garnerway
304 Reed Circle
Kerens, Texas 75144

NOTICE OF ACCELERATION OF MATURITY AND INTENT TO FORECLOSE

RE: Real Estate Note Dated May 1, 2014 and Deed of Trust.

Dear Ms. Larremore:

You are hereby notified that the Real Estate Note and Deed of Trust you signed on May 1, 2014 securing the property located at 304 Reed Circle, Kerens, Texas 75144, is in **default** due to delinquent taxes and is hereby **accelerated** as to the entire principal of the note, plus incurred interest, and unpaid property taxes, plus attorney's fees in the amount of \$1,000.

According the written terms of the note you have waived demand for payment, presentation for payment and notice to accelerate maturity and notice of acceleration of maturity, notice of protest and rights under Sec. 51.003 and 51.004 of the Tex. Prop. Code.

Unless the delinquent taxes in the sum of \$2,772.27 (see attached) are paid in full, the real property securing this note legally described as R0400.02 REED #2 BLK E LOT 0.193 ACRES (60 X 140), Kerens, Navarro County, Texas, will be posted for foreclosure on May 3, 2016, in the manner prescribed by law.

Regards



Ken Rolston

Cc: Sarah Keathley

Cc: Andra Garnerway