

2016 - 46
FILED FOR RECORD
AT 12:15 O'CLOCK P M.

APR 11 2016


SHERY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
DEPUTY

NOTICE OF FORECLOSURE SALE

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.

- 1. *Property to Be Sold.* The property to be sold is described as follows: SEE EXHIBIT "A"
- 2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 10/24/2008 and recorded in Document 00010282 real property records of Navarro County, Texas. Re-filed in Document 00008402 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: 05/03/2016
 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 BETTY MILLER AND CHARLES D MILLER, provides that it secures the payment of the indebtedness in the original principal amount of \$375,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY c/o CHAMPION MORTGAGE COMPANY, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. *Order to Foreclose.* NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY obtained a Order from the Navarro County Court at Law of Navarro County on 03/21/2016 under Cause No. C16-24693-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
 L. Keller Mackie, Attorney at Law *
 Lori Liane Long, Attorney at Law
 Tracey Midkiff, Attorney at Law
 Parkway Office Center, Suite 900
 14160 North Dallas Parkway
 Dallas, TX 75254


 4-11-16
 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

Exhibit "A"
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all that certain
lot, tract, or parcel of land, being 22.495 acres situated in the Edwardo Ramirez Survey, Abstract No. 717, in Navarro County, Texas, and being apart of a 112.475 acres tract described in deed from Veterans Land Board of the State of Texas, to Charles H. Hooser, dated November 4, 1963, recorded in Volume 704 Page 303 of the Deed Records of Navarro County, TX. More fully described as follows: BEGINNING at a point in county road for corner, in the West line of the 112.475 acres tract and bra. N 31° W 465.04 feet from its Southwest corner, and an iron stake bra. N 59° E at 25 feet; THENCE N 31° W 470.34 feet with the center of said road and the West line of the 112.475 acres tract to a point in road for corner and an iron stake bra. N 59° E at 25 feet; THENCE W 59° E 2083.37 feet to a point in Farm Road No. 667 for corner, at the East line of the 112.475 acres tract, and an iron stake bra. S 59° W at 20 feet; THENCE S 31° E 470.34 feet with the East line of said tract and in Farm Road to a point in road for corner, and an iron stake bra. S 59° W at 20 feet; THENCE S 59° W 2083.37 feet to the place of beginning containing 22.495 acres of land, of which 0.216 acre is within Farm Road and 0.270 acre is within county road.