

2014-54

Notice of Acceleration and Notice of Trustee's Sale

FILED FOR RECORD
10 O'CLOCK A.M.

APR 13 2016

BY SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
DEPUTY

Deed of Trust Information:

Date: May 18, 2010

Grantor/s: Chad Milam and Christi Milam

Lienholder: Christi Hart-Byrd, 6781 Legacy Lane, Athens, Texas 75751

Original Principal: \$58,745.00

Recorded Warranty Deed with Vendors Lien: Navarro County May 28, 2010 #00003684

Property: All that certain lot, tract or parcel of land situated in Corsicana, Texas, Lot No 10 in block no 1165, according to the Official Map of the City of Corsicana, Navarro County, Texas 1731 Northwood Blvd, Corsicana, Texas 75110

Sale Information

Tuesday, the 3rd day of May, 2016

10:am or within 3 hours

At the Navarro County Courthouse or area most recently designated by the Navarro County Commissioners Court.

Trustee: Sheila Gonzales, 2971 E Hwy 175, Kaufman, Texas 75142

Substitute Trustee: Chris Baugh, 2971 E Hwy 175, Kaufman, Texas 75142

WHEREAS, the above name Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; Whereas, a default under the Note and Deed of Trust was declared and reported to not have been cured and all sums secured by such Deed of Trust were declared to be immediately due and payable and original trustee Martin Bennett has been replaced with Sheila Gonzales and/or Chris Baugh, respectfully.

Now, therefore, Notice is Hereby given of the foregoing matters and that the maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable. This sale shall be subject to any legal impediments to the sale of the property and to any exceptions referenced in the Deed Of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust. NO warranties, express implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantors warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS IS", purchasers will buy the property at the purchasers own risk and at his peril and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantors assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.