

Adrian Bustinza III  
Linda Bustinza  
313 Martin Road  
Corsicana, Texas 75110  
Our file #0416-037F

#### ATTENTION SERVICE MEMBERS:

**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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.**

## **NOTICE OF TRUSTEE'S SALE**

**WHEREAS**, on August 18, 2008, Adrian Bustinza III and Linda Bustinza executed a Deed of Trust conveying to G. Tommy Bastian, a Trustee, the Real Estate hereinafter described, to secure Countrywide Bank, FSB in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 00007674 in the Real Property Records of Navarro County, Texas; and

**WHEREAS**, The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

**WHEREAS**, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, August 2, 2016, the foreclosure sale will be conducted in Navarro County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 11:00 AM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

Said Real Estate is described as Follows: In the County of Navarro, State of Texas:

**PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN.**

Nationstar Mortgage LLC is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC authority to service the mortgage. Nationstar Mortgage LLC, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is Nationstar Mortgage LLC. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

2016-94

FILED FOR RECORD

AT 2 O'CLOCK P M.

JUL 11 2016

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY  
Notice sent by \_\_\_\_\_

Notice sent by: **HARVEY LAW GROUP**  
P.O. Box 131407  
Houston, Texas 77219  
Tel.: (832) 922-4000  
Fax: (832) 922-6262

Sharon St. Pierre, Substitute Trustee, or  
Robert LaMont, Successor Substitute Trustee, or  
Sheryl LaMont, Successor Substitute Trustee, or  
Randy Daniel, Successor Substitute Trustee, or  
Cindy Daniel, Successor Substitute Trustee, or  
Allan Johnston, Successor Substitute Trustee, or  
Sharon St. Pierre, Successor Substitute Trustee, or  
Robert LaMont, Successor Substitute Trustee, or  
Sheryl LaMont, Successor Substitute Trustee, or  
Harriett Fletcher, Successor Substitute Trustee, or  
David Sims, Successor Substitute Trustee, or  
Aurora Campos, Successor Substitute Trustee, or  
Ramiro Cuevas, Successor Substitute Trustee, or  
Matthew Wolfson, Successor Substitute Trustee, or  
Jonathan Harrison, Successor Substitute Trustee, or

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**Nadia Capehart, Successor Substitute Trustee, or  
Chris Demerest, Successor Substitute Trustee, or  
Kelley Burns, Successor Substitute Trustee, or  
Tanya Graham, Successor Substitute Trustee, or  
Daniel Willsie, Successor Substitute Trustee, or  
Phillip Pierceall, Successor Substitute Trustee**

Form: Commitment for Title Insurance—Prescribed by Texas Department of Insurance  
Attached to and made a part of Stewart Title Guaranty Company Commitment for Title Insurance  
File No. OF164986

EXHIBIT A

All that certain lot, tract or parcel of land, being 1.135 acres situated in the town of Retreat, and in the Enoch Frier Survey, Abstract No. 3, in Navarro County, Texas, being part of a called 1 acre tract, conveyed in deed from T. W. Martin and wife, Lela May Martin, to B. D. Anderson and wife, Sybil Anderson, dated July 8, 1960, and recorded in Volume 674, Page 267, and part of a called 2 acres tract conveyed in deed from T. W. Martin and wife, Lela Martin, to B. D. Anderson, dated May 6, 1966, and recorded in Volume 744, Page 365, and both deeds are recorded in the Deed Records of Navarro County, Texas. Said 1.135 acres are more fully described as follows:

BEGINNING at a 1/2" pipe found for the North corner of the called 1 acre tract and in the East corner of a called 2 acres tract, Volume 689, Page 526, and in the Southwest margin of Martin Road;

THENCE South 45 degrees 08 minutes 39 seconds East along the Southwest margin of said road and the Northeast line of the called 1 acre tract, and passing its East corner, and the same being the North corner of the called 2 acres tract at 130 feet and continuing along the Northeast line of the called 2 acres tract for a total distance of 176.16 feet to a 3/8" rod found for the East corner of this tract and the North corner of a called 1.751 acres tract, Volume 1238, Page 449;

THENCE South 45 degrees 10 minutes 24 seconds West a distance of 290.21 feet to a 1/2" pipe found for the South corner of this tract and the West corner of the called 1.751 acres tract, and in the Northeast line of a called 18.240 acres tract, Volume 1040, Page 583, and in a fence;

THENCE North 45 degrees 00 minutes 00 seconds West generally along a fence and passing the West corner of the called 2 acres tract and the called Southeast line of the called 1 acre tract and the called Southeast line of the called 1 acre tract at 46.16 feet, and continuing for a total distance of 164.76 feet to a 3/8" rod found for the West corner of this tract and in the North corner of the called 18.240 acres tract, and at a fence corner, and in an angle in the called 2 acres tract as fenced, Volume 689, Page 526;

THENCE North 42 degrees 55 minutes 19 seconds East a distance of 289.96 feet to the place of beginning and containing 1.135 acres of land.

NOTE: The Company is prohibited from insuring the area or quality of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.