

C&S No. 44-12-5874 / Conventional / No
Dovenmuehle Mortgage Inc.

2016 124
FILED FOR RECORD

AT 12:00 O'CLOCK P.M.

NOTICE OF TRUSTEE'S SALE SEP 12 2016

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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: July 08, 2003

Grantor(s): Jody E. Hoover and wife, Crystal Hoover

Original Trustee: Dennis P. Schwartz

Original Mortgagee: Creve Coeur Mortgage

Recording Information: Vol. 1643, Page 0150, or Clerk's File No. 06782, in the Official Public Records of NAVARRO County, Texas.

Current Mortgagee: LPP Mortgage Ltd.

Mortgage Servicer: Dovenmuehle Mortgage Inc., whose address is C/O 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Legal Description:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE W.R. BOWEN SURVEY ABSTRACT 57, NAVARRO COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 104.948 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 1357, PAGE 359 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Date of Sale: 10/04/2016 Earliest Time Sale Will Begin: 11:00 AM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Sharon St. Pierre as Substitute Trustee, Robert LaMont as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, David Sims as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.



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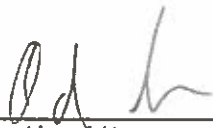


Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the NAVARRO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Executed on this the 9th day of September, 2016.

For Information:

ServiceLink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



Adnan Ahmad, Attorney at Law
Codilis & Stawiariski, P.C.
650 N. Sam Houston Pkwy East, Suite 450, Houston, TX 77060
(281) 925-5200

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Sharon St. Pierre 9-12-16

Exhibit A

All that certain lot, tract, or parcel of land situated in the W.R. Bowen Survey Abstract 57, Navarro County, Texas, and being a portion of a called 104.948 acre tract of land described by deed recorded in Volume 1357, Page 359 of the Deed Records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows:

BEGINNING at the southwest corner of this tract and the southwest corner of the above mentioned tract located in the center line of County Road No. SE0050, said point being on the north line of the W.R. Bowen Survey A-69 and the south line of the W.R. Bowen Survey A-57; WITNESS: N30°57'06"W 19.3 feet, a found 6" pipe corner post.

THENCE N30°57'06"W 850.94 feet to a found 4" iron pipe for the northwest corner of this tract;

THENCE N43°20'29"E 186.34 feet to a found 3" iron pipe for the northeast corner of this tract;

THENCE S44°09'59"E 300.81 feet to a set 1/2" iron rod for an angle corner of this tract;

THENCE S13°16'50"E 128.58 feet to a set 1/2" iron rod for an angle corner of this tract;

THENCE N77°35'07"E 146.75 feet to a set 1/2" iron rod for an angle corner of this tract;

THENCE S12°43'46"E 190.05 feet to a found 2" pipe post for an angle corner of this tract;

THENCE S06°30'33"E 286.07 feet to the southeast corner of this tract located in said center line of County Road No. SE0050 and on said common survey line; Witness: N06°30'33"W 29.8 feet, a found 2" iron pipe.

THENCE with said center line and common survey line S59°34'38"W 3.47 feet to an ell corner of this tract; Witness: N28°38'36"W 26.5 feet, a found 2" pipe corner post.

THENCE N28°38'36"W 76.49 feet to a found 2" pipe corner post for an angle corner of this tract;

THENCE S51°54'43"W 75.00 feet to a found 2" pipe corner post for an angle corner of this tract;

Exhibit A

THENCE S29°41'53"E 66.46 feet to an ell corner of this tract located in said center line of County Road No. SE0050 and on said common survey line; Witness: N29°41'53"W 18.9 feet, a found 2" pipe corner post.

THENCE with said center line and said common survey line S59°34'38"W 94.19 feet to the place of beginning and containing 4.84 acres of land.