

2016-139

FILED FOR RECORD
AT 11:40 O'CLOCK A M.

NOTICE OF TRUSTEE'S SALE

OCT 11 2016

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS

WHEREAS, on November 5, 2014, David Phipps, Scarlett Jarvis and ^{BY}~~Amber Drew~~ ^{OT} ~~executed~~ DEPUTY a Deed of Trust (herein so called) conveying to Nancy K. Hamilton, as Trustee, certain real property in Navarro County, Texas, more particularly described in Exhibit A attached hereto and made a part hereof for all purposes (the "Real Property"), which is all or a portion of the property described in the Deed of Trust, for the purpose of securing the payment of a Real Estate Lien Note of even date therewith in the original principal amount of \$61,500.00 (the "Note"), and payable to the order of KOTR Investments, LLC ("KOTR"), the Deed of Trust having been recorded under Document No. 00007908 of the Official Public Records of Navarro County, Texas;

WHEREAS, on January 14, 2015, Amber Drew was removed as a Grantor under the Deed of Trust described above and as a Maker under the Note by Quitclaim Deed from Amber Drew to David Phipps and Scarlett Jarvis recorded under Document No. 00000360 of the Official Public Records of Navarro County, Texas;

WHEREAS, default has occurred in the payment of the Note, which is now wholly due, and KOTR, as the owner and holder of the Note, has requested the undersigned to sell the Real Property to satisfy the indebtedness evidenced by the Note;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, November 1, 2016, at 10 o'clock a.m., or within three hours thereafter, the undersigned, or any successor Substitute Trustee hereafter appointed, will sell the Real Property at public auction to the highest bidder for cash. Such sale shall be held at the Navarro County Courthouse, Corsicana, Texas, within the area designated by the Commissioners Court of such County for such sales (as such designation is recorded in the Real Property Records of said County), or if no area is so designated, then where this notice is posted.

The Real Property is as described in Exhibit A hereto and made a part hereof for all purposes, and includes all rights, titles, estates, reversions, remainders and other interests with respect thereto as are granted in the Deed of Trust.

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'S NAME AND ADDRESS:

ANDERSON ANDERSON BRIGHT & CROUT, P.C.
ATTORNEY'S AT LAW
ATTN: STEVEN E. ANDERSON
1533 LEE TREVINO, SUITE 205
EL PASO, TX 79936

Dated: September 28, 2016.



Nancy K. Hamilton, Trustee
302 Monica Lane
P.O. Box 446
Rice, Texas 75155

EXHIBIT A

Lot 10, Block 3, CORONADO HOMES SUBDIVISION, as shown on the Plat thereof recorded under Document No. 2012-2676 of the Official Public Records of Navarro County, Texas, said plat covering the real property situated in Navarro County, Texas, together with one certain 2013 Legacy manufactured home, Model LH168032SA, 16' x 76', Label No. NTA1590001, Serial No. LH13TX8076, including without limitation all heating, air conditioning, ventilation, plumbing, electrical and other fixtures, and replacements of and additions thereto, all of which are a part of and affixed to the real estate.