

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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. **Date, Time, and Place of Sale.**

**Date:** February 07, 2017

**Time:** The sale will begin at 1:00PM or not later than three hours after that time.

**Place:** NAVARRO CENTER, 800 N. MAIN, EAST ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

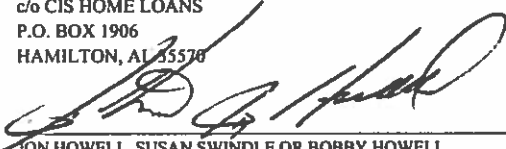
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 21, 2013 and recorded in Document CLERK'S FILE NO. 00009744 real property records of NAVARRO County, Texas, with PAM SLATE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by PAM SLATE, securing the payment of the indebtedness in the original principal amount of \$139,257.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CIS FINANCIAL SERVICES, INC. DBA CIS HOME LOANS is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CIS HOME LOANS, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CIS HOME LOANS  
P.O. BOX 1906  
HAMILTON, AL 35578



JON HOWELL, SUSAN SWINDLE OR BOBBY HOWELL  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the NAVARRO County Clerk and caused to be posted at the NAVARRO County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

2017-2

FILED FOR RECORD  
AT 8:40 O'CLOCK A M.

JAN 13 2017

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY OT DEPUTY



NOS0000006363824

**EXHIBIT "A"**

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE WILLIAM BRIGHT SURVEY ABSTRACT 99, NAVARRO COUNTY, TEXAS AND BEING PART OF LOT 17-A, PECAN CREEK ESTATES AS SHOWN BY REPLAT RECORDED IN VOLUME 7, PAGE 167 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS, SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THE ABOVE MENTIONED LOT 17-A, THE SAME BEING THE NORTHEAST CORNER OF LOT 6, PECAN CREEK ESTATES RECORDED IN VOLUME 6, PAGE 222, OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS;

THENCE N 36 DEG 41'30" W 102.90 FEET (CALL AND ACTUAL) TO A FOUND 1" IRON PIPE FOR THE MOST NORTHERLY CORNER OF LOT 17-A;

THENCE S 79 DEG 52'14" E 537.89 FEET (CALL AND ACTUAL) TO A SET 1/2" IRON ROD FOR THE NORTHEAST CORNER OF LOT 17-A AND THE NORTH CORNER OF LOT 17-B;

THENCE S 14 DEG 32'59" W 29.61 FEET (CALL AND ACTUAL) TO A SET 1/2" IRON ROD FOR AN ANGLE CORNER OF THIS TRACT;

THENCE S 27 DEG 36'57" W 254.98 FEET (CALL AND ACTUAL) TO A SET 1/2" IRON ROD FOR AN ANGLE CORNER OF THIS TRACT;

THENCE S 09 DEG 07'50" W 65.79 FEET (CALL AND ACTUAL) TO A SET 1/2" IRON ROD FOR ANGLE CORNER OF THIS TRACT, THE SAME BEING THE NORTHWEST CORNER OF SAID LOT 17-B AND THE NORTHWEST CORNER OF LOT 16-A;

THENCE S 01 DEG 54'41" E 110.30 FEET (CALL AND ACTUAL) TO A FOUND 1/2" IRON ROD FOR THE RADIUS POINT OF A CUL-DE-SAC CURVE AND IN THE CENTER LINE OF HACKBERRY LANE;

THENCE WITH SAID CENTER LINE S 30 DEG 20'59" E (CALL AND ACTUAL) 222.09 FEET TO A SET 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT; WITNESS: W 06 DEG 12'11" W 25.7 FEET A SET 1/2" IRON ROD;

THENCE S 65 DEG 12'11" W 198.75 FEET TO THE SOUTHWEST CORNER OF THIS TRACT; WITNESS: 06 DEG 12'11" E 5.4 FEET A SET 1/2" IRON ROD;

THENCE N 28 DEG 20' 53" W (CALL AND ACTUAL) 712.83 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.14 ACRES OF LAND, MORE OR LESS.



NOS0000006363824