

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.

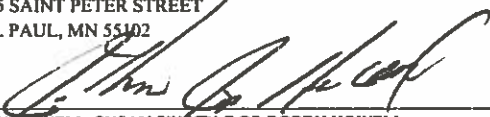
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 18, 2006 and recorded in Document CLERK'S FILE NO. 00012286 real property records of NAVARRO County, Texas, with MARY S BOSHER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MARY S BOSHER, securing the payment of the indebtedness in the original principal amount of \$60,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-23 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. DITECH FINANCIAL LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o DITECH FINANCIAL LLC  
345 SAINT PETER STREET  
ST. PAUL, MN 55102



JOY 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: \_\_\_\_\_

2017-3  
FILED FOR RECORD  
AT 8:40 O'CLOCK A M.

JAN 13 2017

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY 07 DEPUTY



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**EXHIBIT "A"**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J. B. MCDANIEL SURVEY, ABSTRACT 520, NAVARRO COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 75.125 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 782, PAGE 692 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 ON A SET 1/2" IRON ROD FOR THE SW CORNER OF THIS TRACT N 30°00" W 52.0 FEET FROM THE SW CORNER OF THE ABOVE MENTIONED 75.125 ACRE TRACT LOCATED ON THE NW ROW OF F.M. HIGHWAY NO. 744;

THENCE N 30°00'00" W 330.98 FEET TO THE NW CORNER OF THIS TRACT; WITNESS: N 59°10'12" E 0.7 FEET, A SET 1/2" IRON ROD;

THENCE N 59°10'12" E 445.48 FEET TO A SET 1/2" IRON ROD FOR THE NE CORNER OF THIS TRACT;

THENCE S 30°02'42" E 336.14 FEET TO A SET 1/2" IRON ROD FOR THE SE CORNER OF THIS TRACT LOCATED ON SAID NW ROW OF F.M. HIGHWAY NO. 744;

THENCE WITH SAID ROW S 59°50'02" W 445.70 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.41 ACRES OF LAND.



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