

Our File Number: 17-01108  
Name: CHAD KIRK, AN UNMARRIED MAN

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on July 8, 2013, CHAD KIRK, AN UNMARRIED MAN, executed a Deed of Trust/Security Instrument conveying to CHARLES A. BROWN, as Trustee, the Real Estate hereinafter described, to JPMORGAN CHASE BANK, N.A., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 00006503, and re-recorded DECEMBER 23, 2013, under County Clerk Number 00010225, in the DEED OF TRUST OR REAL PROPERTY records of NAVARRO COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, MAY 2, 2017, between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in NAVARRO COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

LAND IN THE CITY/TOWNSHIP/VILLAGE OF CORSICANA AND THE COUNTY OF NAVARRO, STATE OF TX, MORE PARTICULARLY DESCRIBED AS:

TRACT 151, THE SHORES ON RICHLAND CHAMBERS LAKE, PHASE 1, AN ADDITION OF 442.046 ACRES TO NAVARRO COUNTY, TEXAS, LOCATED IN THE ROBERT CARADINE SURVEY, ABSTRACT NO. 139, NAVARRO COUNTY, TEXAS AND FILED OF RECORD AT VOLUME 7, PAGE 307-320, OFFICIAL MAP AND PLAT RECORDS OF NAVARRO COUNTY, TEXAS, AND AT VOLUME 1783, PAGE 830, OFFICIAL REAL PROPERTY RECORDS OF NAVARRO COUNTY, TEXAS.

Property Address: 553 CLUBHOUSE DRIVE  
CORSICANA, TX 75109

Mortgage Servicer: SETERUS, INC.

Noteholder: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA  
14221 DALLAS PARKWAY, SUITE 1000  
DALLAS, TX 75254

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

WITNESS MY HAND this 22 day of March, 2017.

2017-28  
FILED FOR RECORD  
AT 25 O'CLOCK P M.

MAR 22 2017

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY [Signature] DEPUTY

[Signature: Sharon St. Pierre]  
Sharon St. Pierre, Robert LaMont, Harriett Fletcher,  
David Sims, Sheryl LaMont, Frederick Britton,  
Jonathan Harrison, Kelly Main, Aurora Campos,  
Patrick Zwiars, Kristopher Holub, Ramiro Cuevas,  
Markcos Pineda, Allan Johnston, Shawn Schiller,  
Tonya Washington, Substitute Trustees  
c/o Marinosci Law Group, P.C.  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300